

Main Street Corridor
Optional Form-Based Overlay District
June, 2011, As Amended
Town of Normal, Illinois

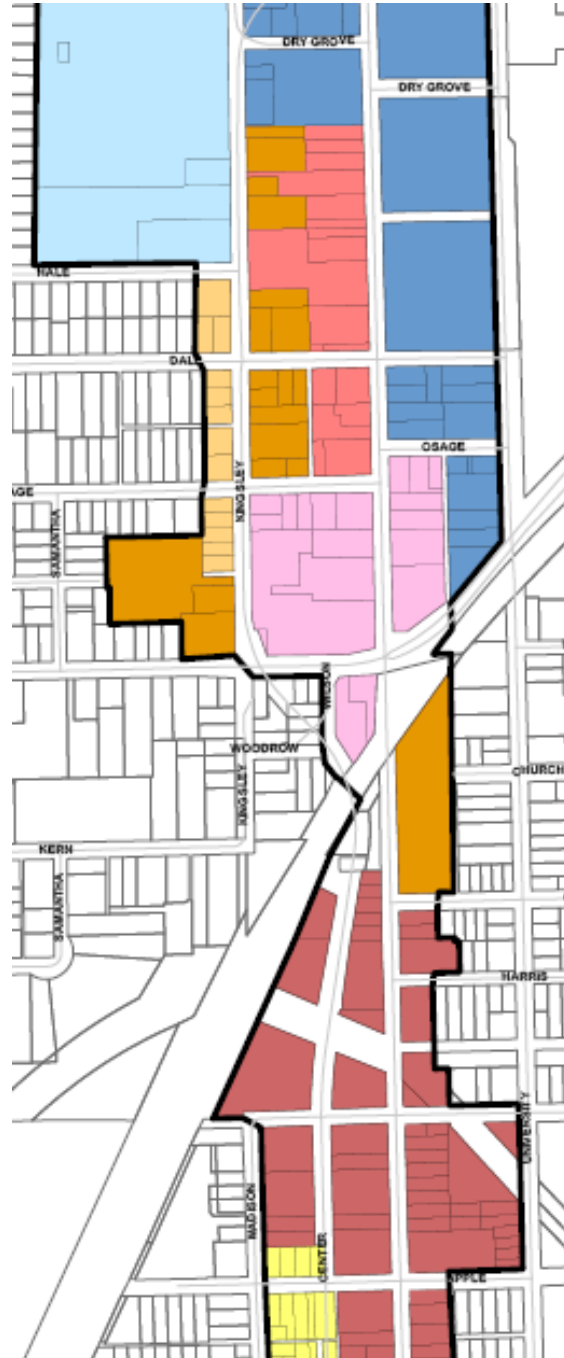


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1. Introduction

1. Intent.

The intent of this code overlay is to implement the goals and objectives outlined in the *Main Street Redevelopment Plan: A Call for Investment* document, adopted by the Town of Normal (hereafter referred to as the “Town”) Town Council on December 17, 2007.

2. Application of Overlay District.

- A. Those within the Main Street Corridor who elect to use the Form-Based Code must comply both with this overlay code and all other regulations of the Town, as applicable. However, the other regulations of the Town will only apply to the extent that such regulations do not conflict with this overlay, or address issues not regulated by this overlay.

3. Code Definitions.

- A. Lists of Examples. Lists of examples prefaced by “including the following,” “such as,” or other similar preface shall not be construed as exclusive and shall not preclude an interpretation of the list including other similar and non-mentioned examples by the Town Zoning Code Administrator.
- B. Text, Tables, and Graphics. The graphics, tables, and text used throughout this overlay are regulatory. In case of a conflict, text shall control over tables or graphics; tables shall control over graphics.
- C. Definitions. These definitions are specific to the regulations outlined for the Main Street Corridor and are in addition to the definitions included in the Zoning Code, Section 15.3-2 Definitions. The defined terms will appear with the first letter(s) capitalized throughout the code.
 - 1. Base Type. The permitted treatment types of the Ground Floor Façade of a structure.
 - 2. Building Coverage. The percentage of a lot covered by structure(s), principal or accessory.
 - 3. Building Type. A structure defined by the combination of configuration, form, and function.
 - 4. Build-to Zone. An area in which the front or side Facade of a building shall be placed; it may or may not be located directly adjacent to a property line. The zone dictates the minimum and maximum distance a structure may be placed from a property line.
 - 5. Cap Type. The detail at the top of a building that finishes a Facade, including, but not limited to, a pitched roof with various permitted slopes, parapet, and tower.
 - 6. Corner Building. A building constructed on the corner lot of a block to hold the spatial definition of an intersection, often referred to as “holding the corner.”
 - 7. Courtyard. An outdoor area enclosed by building on at least three (3) sides that is open to the sky.

8. Coverage, Impervious Site. The percentage of a lot covered by buildings, pavement, and other Impervious Surfaces. The calculation is determined using lot area.
9. Critical Root Zone. The area of soil and roots within the radius beneath a tree's canopy, within the dripline, or within a circular area of soil and roots with a radius out from the trunk a distance of one (1) foot for every inch of a tree's width (measured at four and a half (4 1/2) feet above the mean grade of the tree's trunk).
10. Entrance, Primary. Also referred to as main or principal entrance. The principal point of access for pedestrians into a building is typically located on the front and/or corner side Facade.
11. Expression Line. An architectural feature. A decorative, three-dimensional, linear element, horizontal or vertical, protruding or indented at least a quarter (1/4) inch from the exterior Facade of a building. Element typically delineates the floors or stories of a building.
12. Façade. The exterior face of a building, including, but not limited to, the wall, windows, window sills, doorways, and design elements such as Expression Lines, cornices, and parapets. The Front Facade is defined as any building face adjacent to the Front Property Line.
13. Front Property Line. The boundary abutting a public right-of-way, other than an alley, from which the required setback or Build-to Zone is measured.
 - a. On corner lots, this line is typically the narrower of the two (2) lot lines along the vehicular right-of-way.
 - b. Corner or through lots with frontage along Main Street shall treat the frontage along Main Street as the Front Property Line.
 - c. Lots with frontage along Kingsley or Center Street (but not Main Street) shall treat the frontage along Kingsley or Center Street as the Front Property Line.
14. Gross Square Footage. The total area of all floors as measured between the outside surfaces of all exterior walls.
15. Ground Floor. Also called ground story. The first floor of a building that is level to or slightly elevated above the sidewalk, excluding basements and cellars.
16. Impervious Surface. Any hard-surfaced, man-made area that does not absorb or retain water, including, but not limited to, building roofs, parking, driveways, and other paved areas.
17. Pervious Surface. An area maintained in its natural condition or covered by a material that permits the infiltration or percolation into the ground of at least eighty (80) percent of water.
18. Regulating Plan. A plan that identifies the districts and the standards by which a lot may be developed.
19. Semi-Pervious Surface. A material that allows at least forty (40) percent absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt or concrete, or green roofs.
20. Street Termini. At a three-way or "T" intersection, it is the location where one street terminates at another street.

4. How to Use This Code.

Each lot within the Main Street Corridor has been assigned a district that allows the development of at least one (1) Building Type. To determine which standards are applicable to a lot, follow these steps:

- A. Determine District Designation. Using the Regulating Plan (Figure 2-2.A), determine the lot's district designation. The district designation will determine which Building Types may be constructed and which uses are permitted on the lot (refer to Section 2 for information on Districts).
- B. Permitted Building Types. Refer to Section 4 Building Type Standards for information on Building Types.
- C. Permitted Uses. Refer to Section 3 for information on permitted uses. Table 3-1.A is organized by district. A permitted use within the district can be developed within any of the district's permitted Building Types.
- D. Other Standards. Sections 5 and 6 outline the additional requirements for parking and access and landscaping, which apply to all lots within the Main Street Corridor.

End of Section 1

2. Districts & Regulating Plan

1. Establishment of Districts.

To regulate the location of Building Types and Uses, the Main Street Corridor is hereby divided into the following zoning districts. Refer to Table 2-1.A. Districts and Building Types Summary Table for a summary of which Building Types are permitted in each of the zoning districts.

A. Mixed Use and Commercial Districts.

1. MS1. This district allows for the development of only the Commercial Building Type. MS1 is meant to produce small, intense nodes of pedestrian-friendly mixed use and commercial activity.
2. MS2. MS2 is similar to MS1, with the Commercial and Iconic Building Types allowed. The inclusion of the Iconic Building Type results in a commercial node that is slightly less intense than MS1, as the Iconic building has a larger setback and less impervious coverage allowed than the Commercial building.
3. MS3. This district allows for the development of the Commercial, Cottage Commercial, and Iconic Building Types. It is intended to create mixed use, pedestrian-friendly neighborhood centers. MS3 permits the Auto-Oriented Building Type for vehicular service station use only, with development conditions (refer to Section 3-9(I) Development Standards for Uses).
4. MS4. This district includes the Auto-Oriented, Corridor, and Iconic Building Types and is designed to serve the greater community by offering commercial and office uses on a larger, more auto-oriented scale. Of the mixed use and commercial districts, MS4 permits the greatest range of uses.

B. Civic Districts.

1. MS5. MS5 allows for the development of the Corridor and Iconic Building Types. This district permits the development of civic, institutional, and office uses.
2. MSU. MSU allows for the same Building Types and uses as MS5, including the Corridor and Iconic Building Types, but is designed to be utilized around Illinois State University. Unlike MS5, in MSU multifamily uses are permitted by-right.

C. Residential Districts.

1. MS6. MS6 allows for the development of the more intense residential Building Types, including Corridor, Manor Multifamily, and Rowhouse, in addition to the Iconic Building Type.
2. MS7. MS7 allows for the development of the Manor Multifamily, Manor, and Iconic Building Types. This district seeks to preserve the character of existing residential structures along the Corridor while providing the option of adding multifamily dwelling units with the Manor Multifamily Building Type.
3. MS8. This district allows the development of the House and Iconic Building Types. It is the least intense of the three residential districts due to the predominance of the House Building Type, which has a setback instead of a Build-to Zone and a low permitted building coverage.

2. Regulating Plan.

The areas and boundaries of the districts listed in 2-1(1). Establishment of Districts are established to scale as shown on the Main Street Corridor Regulating Plan (refer to Figure 2-2.A) and referred to herein as “Regulating Plan.”

3. District Regulations.

The regulations outlining the permitted uses and Building Types within each district are set forth in Sections 3 and 4.

Table 2-1.A. Districts and Building Types Summary Table

		Districts								
		Commercial/Civic						Residential		
		MS1	MS2	MS3	MS4	MS5	MSU	MS6	MS7	MS8
Mixed Use, Commercial, & Civic Building Types	Commercial Building	●	●	●						
	Cottage Commercial Building			●						
	Auto-Oriented Building			○	●					
	Corridor Building				●	●	●	●		
	Iconic Building		●	●	●	●	●	●	●	●
Residential Building Types	Rowhouse							●		
	Manor Multifamily							●	●	
	Manor								●	
	House									●

● Building Type Permitted
 ○ Building Type Permitted per 3-9(l)(3)(b)

Figure 2-2.A. Main Street Corridor Regulating Plan—North and Center Section

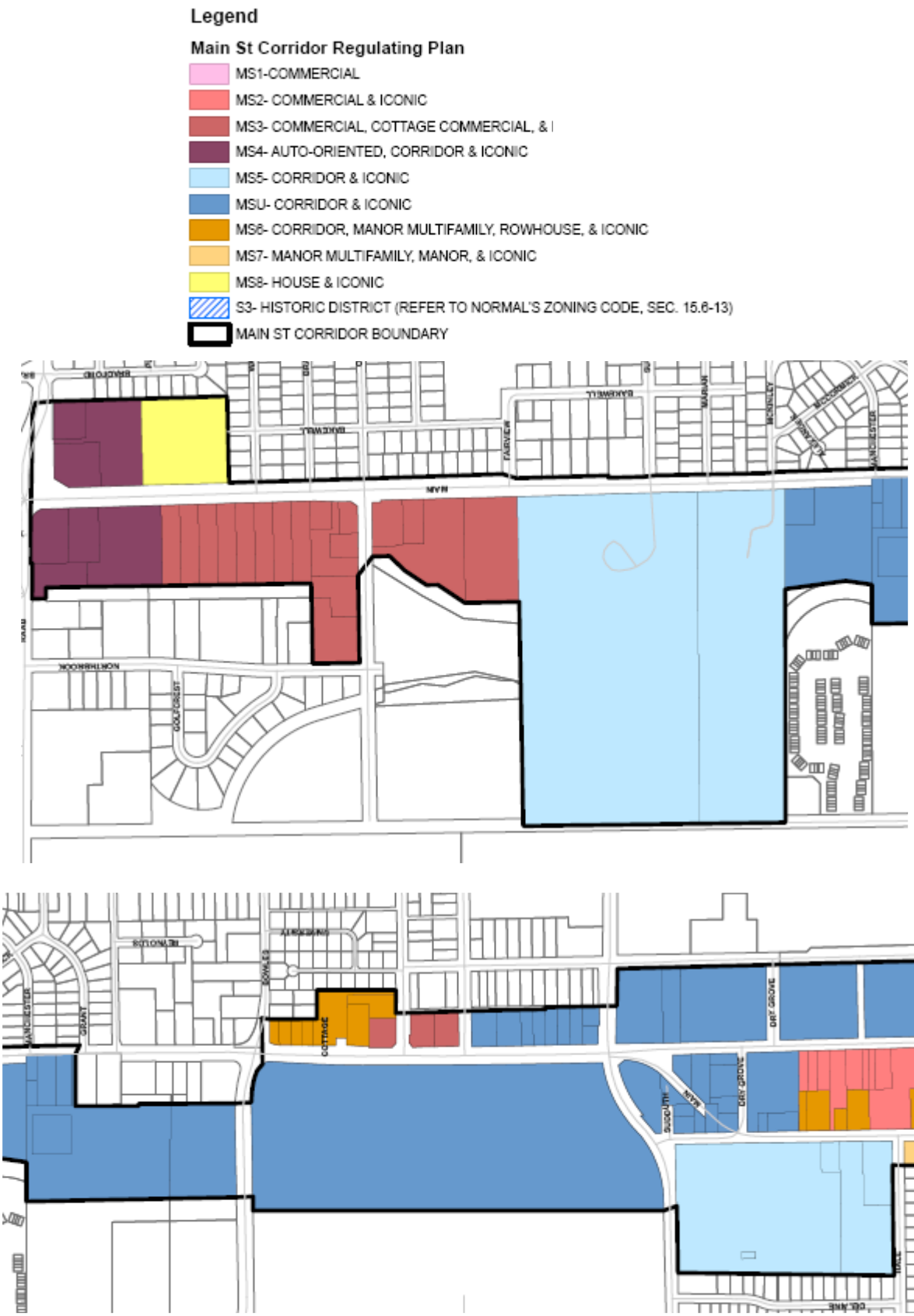
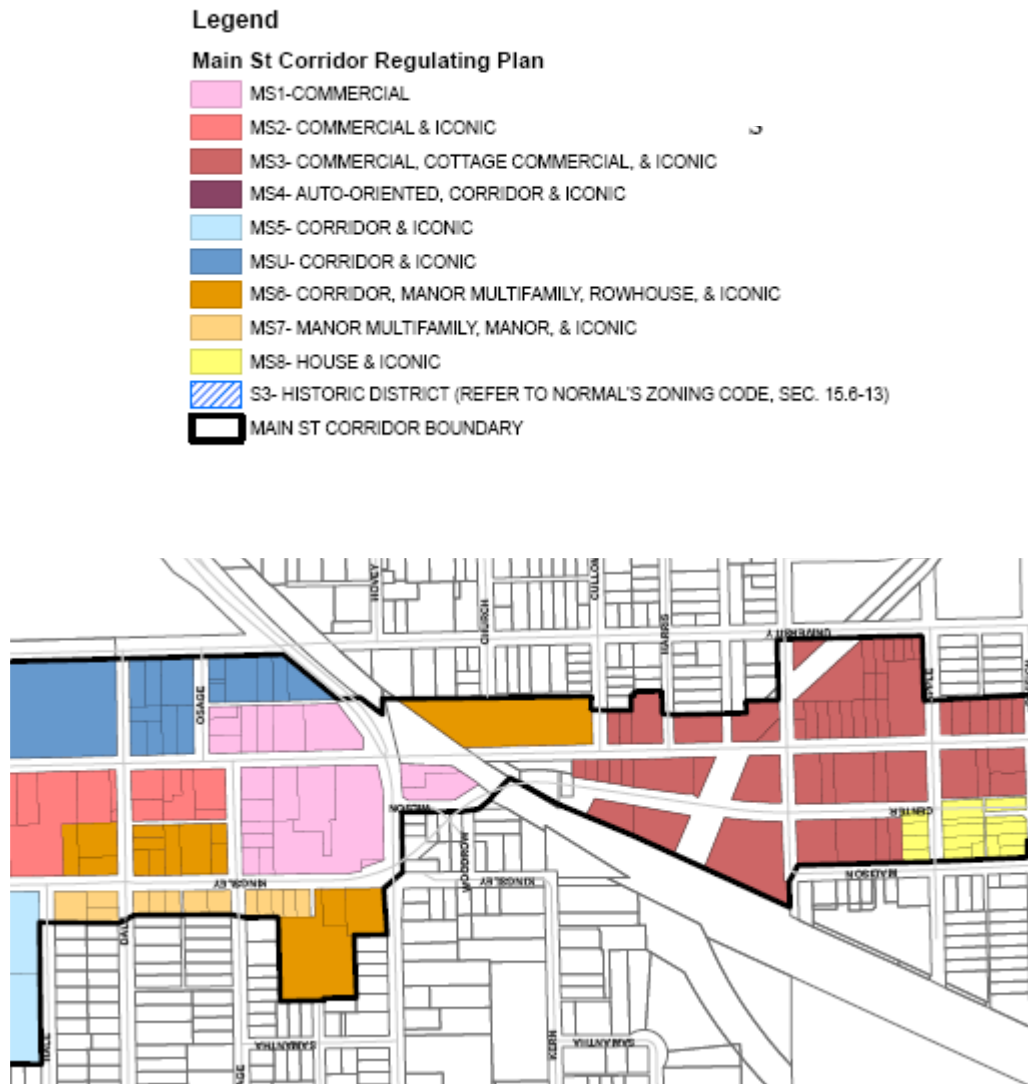


Figure 2-2.A. Main Street Corridor Regulating Plan—South Section



End of Section 2

3. Uses

1. General Requirements.

The following pertains to uses permitted on the Main Street Corridor.

- A. Use Table. Table 3-1.A Use Table outlines the permitted uses. Each use is given one of the following designations. A use may not be designated the same across the zoning districts.
1. Permitted (full circle). These uses are permitted by-right in the districts in which they are listed.
 2. Permitted in Upper Stories Only (circle-top half filled in). These uses are permitted by-right in the districts in which they are listed, provided that the uses are located in the upper stories of a structure or not in the Ground Floor adjacent to the Front Facade (the space considered the storefront display area).
 3. Permitted with Development Standards (circle-left half filled in). These uses are permitted by-right in the districts in which they are listed, provided that they are developed utilizing the standards detailed in Section 3-9 Development Standards for Uses.
 4. Requires a Special Use Permit (open circle). These uses require the approval of a Special Use Permit (refer to Section 15.10. Special Use Regulations) to occur in the districts in which they are listed. These Uses must also follow any development standards outlined in Section 3-9 Development Standards for Uses.
- B. General Provisions and Organization. The uses are grouped into general categories, which may contain lists of additional uses or clusters of uses.
1. Number of Uses. A parcel of land may contain more than one (1) use.
 2. Unlisted Similar Use. If a use is not listed, but is similar in nature and impact to a permitted use, the Town Zoning Code Administrator may interpret the use as permitted.
 - a. Applicable Development Standards. The unlisted similar use will be subject to any development standards applicable to the similar use, as defined by Section 3-9 Development Standards for Uses.
 - b. Special Use Standards. If the unlisted use is similar in nature and impact to a listed use that requires the approval of a Special Use Permit, the Town Zoning Code Administrator may interpret the use as requiring the approval of a Special Use Permit.
 3. Utilize Permitted Building Type. Each use shall be located within a permitted Building Type, as detailed in Section 4 Building Type Standards, unless otherwise specified.
- C. Home Occupations. Home occupations are subject to the standards detailed in the Zoning Code, Section 15.4-4(D).

2. Residential Uses.

A category of uses that include several residence types.

- A. Single Family. One (1) dwelling unit located within the principal structure of a lot.
- B. Two Family. A structure containing two (2) dwelling units.
- C. Multifamily. Three (3) or more dwelling units located in the principal structure of a lot in which the units may or may not share a common wall with the adjacent (horizontally or vertically) unit(s) or have individual entrances from the outside.

3. Lodging and Housing Uses.

A use that provides furnished rooms for temporary or permanent accommodations.

- A. Bed and Breakfast. Refer to the Zoning Code, Section 15.3-2 Definitions.
- B. Fraternity/Sorority. A building used as group living quarters by a college or university fraternity or sorority typically containing sleeping rooms and a central kitchen maintained exclusively for members of the fraternity or sorority.
- C. Hospice.
- D. Hotel/Motel.
- E. Independent, Assisted Living, and Nursing Home.
- F. Therapeutic Group Home.

4. Civic and Institutional Uses.

A category that includes uses which focus on improving the quality of day-to-day community life by providing a location for assembly, discourse, worship, education, healing, and entertainment.

- A. Assembly. A facility that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting. Assembly includes such uses as a community center, house of worship, and private clubs and lodges.
- B. Hospital. A licensed institution providing medical care and health services to the community. These services may be located in one (1) building or clustered in several buildings and typically include laboratories, in- and out-patient facilities, training facilities, medical offices, staff residences, food service, and gift shop.
- C. Library/Museum.
- D. Park.
- E. Police and Fire.
- F. Post Office.
- G. School: Pre-Kindergarten through Junior High. An education facility for pre-kindergarten through eighth (8) grade, including associated facilities such as ball fields, ball courts, gymnasium, and theatre.
- H. School: High School. An education facility for grades nine (9) through twelve (12), including associated facilities such as ball fields, ball courts, gymnasium, and theatre.
- I. School: Higher Education. An education facility offering post-secondary school educational activities and programs, which may or may not be tied to a degree program; may also include associated facilities such as ball fields, ball courts, gymnasium, and theatre.

5. Retail Uses.

A category of uses that involves the selling of goods or merchandise to the general public for personal or household consumption.

- A. Neighborhood Retail. A retail use involving the small scale sale of goods or merchandise to neighborhood residents living within walking distance. A use in this category typically occupies an area of less than 5,000 square feet. Neighborhood Retail includes such uses as:
 - 1. Antique Shop
 - 2. Apparel, Shoe, and Accessory Store
 - 3. Art, Craft, and Education Supplies
 - 4. Book, Magazine, and Newspaper Store
 - 5. Camera and Photo Supply Store
 - 6. Convenience Store
 - 7. Drug Store/Pharmacy
 - 8. Flower Shop
 - 9. Gift, Novelty, and Souvenir Shop

10. Grocery Store (Neighborhood Retail Continued)
11. Hardware Store
12. Hobby and Toy Shops
13. Jewelry Sales and Repair
14. Luggage and Leather Goods
15. Specialty Food Market (Bakery, Butcher, Fish Market, Produce, Dairy, etc.)
16. Sporting Goods Sales and Rental
17. Music Store
18. Office Supply
19. Optical Goods Shop
20. Pet Grooming and Supplies Shop
21. Tobacco Shop
22. Video Sales
23. Wine and Liquor Shop, subject to the restrictions set forth in Sec. 4-7 of the Town of Normal Municipal Code

- B. General Retail. A retail use involving the sale of goods or merchandise to residents living in the community, many of whom will access the store by vehicle. A use in this category typically occupies an area between 5,000 and 30,000 square feet. General Retail includes such uses as:

1. Neighborhood Retail Uses
2. Appliance and Electronic Sales and Service
3. Computer Software Sales and Leasing
4. Department Store
5. Home Furnishings and Accessories Sales and Rentals
6. Medical Supply Store and Rental
7. Pawn Shop
8. Vehicle Supply Shop (no service)

- C. Large Scale Retail. A retail use involving the large scale sale of goods to residents living within the region. These uses are almost exclusively accessed by automobile and therefore additional consideration should be given to parking and traffic issues when developing this use. The goods or merchandise sold may be of the same type or a variety of types and typically occupy an area greater than 30,000 square feet. This includes such uses as:

1. General Retail Uses
2. Commercial Equipment and Supply. A retail use involving the large scale sale of goods marketed primarily to commercial or industrial businesses, but available to the general public. This use may include bulk sales, outdoor storage, and frequent commercial vehicle and consumer traffic. Commercial Equipment and Supply include such uses as:
 - a. Building Materials
 - b. Machine Sales and Rental

3. Outdoor Sales Lot. A retail Use where a significant portion of the goods are stored or displayed either temporarily or permanently outdoors. Outdoor Sales Lots include such Uses as:
 - a. Sales and Rental
 - b. Farm Supply and Machinery Sales
 - c. Nursery and Garden Center
 - d. Vehicle Sales and Rental

6. Service Uses.

A category of uses that provide patrons with services and limited retail products related to those services. Visibility and accessibility are important to these Uses, as many customers do not utilize scheduled appointments.

- A. Neighborhood Personal Services. A Service Use that offers daily conveniences to residents in adjacent neighborhoods. A use in this category typically occupies an area of less than 5,000 square feet and includes such uses as:
 1. Arcade
 2. Bank
 3. Barber Shop, Beauty Salon, and Spa
 4. Billiard Hall
 5. Bowling Alley
 6. Dry Cleaning, Laundry, and Laundromat
 7. Eating and Drinking Establishments
 8. Fitness, Dance Studio, and Gym
 9. Locksmith
 10. Mailing Services
 11. Photocopying and Printing
 12. Photography Studio and Supplies (on-site processing permitted)
 13. Tailor, Seamstress, or Shoe Repair
 14. Tanning Salon
 15. Training Center
 16. Travel Agency and Tour Operator
 17. Video Rental
 18. Real Estate Rental and Tenant Services (Added 7/21/2014 by Ord. No. 5551)
 19. Electronic Service and Repair (Added 7/21/2014 by Ord. No. 5551)
- B. General Services. A Service Use offering daily conveniences to residents living in the community. A use in this category typically occupies an area between 5,000 and 30,000 square feet and includes such uses as:
 1. Neighborhood Personal Services
 2. Amusement Center
 3. Catering
 4. Currency Exchange
 5. Funeral Home
 6. Repair of Small Goods & Electronics
 7. Tattoo/Piercing Parlor
 8. Theatre

- C. **Arena.** A large facility, partly or completely surrounded by tiers of seats for spectators, that is used for sporting events or other assembly purposes.
- D. **Day Care Center.** A premises licensed by the State of Illinois and receiving more than eight (8) children for care during all or part of a day or night, not including the children of the operator of the Day Care Center.
- E. **Vehicular Service.** A business involving the servicing of vehicles and/or the storage and distribution of gasoline. A convenience store may also be included as a secondary use, as well as the sales of propane and kerosene. Vehicular Service includes such uses as:
 - 1. Vehicular Service Station
 - 2. Automotive Repair
 - 3. Car Wash, Automatic or Self Service
 - 4. Tire Sales and Mounting

7. Office Uses.

A category of uses for businesses that involve the transaction of affairs of a profession, service, industry, or government. Patrons of these businesses usually have set appointments or meeting times; the businesses do not typically rely on walk-in customers.

- A. **Neighborhood Office.** An Office Use that typically occupies an area of less than 5,000 square feet and involves twenty (20) or fewer employees at a given location.
- B. **General Office.** An Office Use that typically occupies an area of greater than 5,000 square feet and more than twenty (20) employees at a given location.

8. Infrastructure Uses.

- A. **Parking Lot.** A lot that does not contain a permitted Building Type and is solely used for the temporary parking of vehicles.
- B. **Utility and Infrastructure.** Land utilized for the Town's utility and infrastructure needs.
- C. **Telecommunication Antenna Facility.** A use of land that includes buildings, cabinets, structures, and facilities, including generating and switching stations, repeaters, antennas, transmitters, receivers, towers, and all other buildings and structures relating to low-power mobile voice transmission, data transmission, video transmission and radio transmission, or wireless transmission.

Table 3.-1.A. Use Table.

Uses		Districts								
		Commercial/Civic						Residential		
		MS1	MS2	MS3	MS4	MS5	MSU	MS6	MS7	MS8
Residential	Single Family	●	●	●	●			●	●	●
	Two Family	●	●	●	●			●	●	
	Multifamily	●	●	●	●		●	●	●	
Lodging & Housing	Bed and Breakfast								○	○
	Fraternity/Sorority						●	●	●	
	Hospice					●			●	●
	Hotel/Motel				●	●	●			
	Independent, Assisted Living, & Nursing Home				●	●		●		
	Therapeutic Group Home							○	○	○
Civic/Institutional	Assembly	●	●	●	●	●	●	○	○	○
	Hospital					●				
	Library/Museum	●	●	●	●	●	●			
	Park					●				
	Police and Fire	●	●	●	●	●	●	●	●	●
	Post Office	●	●	●	●	●				
	School: Pre-Kindergarten through Junior High					●	●	●	●	●
	School: High School					●	●			
	School: Higher Education						●			
Retail	Neighborhood Retail	●	●	●	●					
	General Retail		●	●	●					
	Large Scale Retail				●					
Service	Neighborhood Personal Services	●	●	●	●					
	Eating and Drinking Establishment	●	●	●	●					
	General Services		●	●	●					
	Arena					○	○			
	Day Care Center	●	●	●	●	●	●	○	○	○
	Vehicular Service			○	○					
Office	Neighborhood Office	●	●	●	●	●				
	General Office	●	●	●	●	●				
Infra-structure	Parking Lot	○	○	○	○	○	○	○	○	○
	Utility and Infrastructure	●	●	●	●	●	●	●	●	●
	Telecommunication Antenna Facility	○	○	○	○	○	○			

- Permitted
 ● Permitted in Upper Stories Only
 ● Permitted with Development Standards
 ○ Requires a Special Use Permit

9. Development Standards for Uses.

The following development standards apply to uses designated as Permitted with Development Standards (circle-left half filled in) or Requires a Special Use Permit (open circle) in Table 3-1.A Use Table.

- A. Bed and Breakfast. Where a Bed and Breakfast Requires a Special Use Permit (open circle), refer to the Zoning Code, Section 15.10-4. Special Use Regulations.
- B. Hospice. Where a Hospice is Permitted with Development Standards (circle-left half filled in), the following apply:
 - 1. Number of Patients. A maximum of six (6) patients are permitted.
 - 2. Physical Appearance. The appearance of the structure shall conform to the residential character of the area.
- C. Therapeutic Group Home. Where Therapeutic Group Home requires a Special Use Permit (open circle), refer to the Zoning Code, Section 15.10-4. Special Use Regulations.
- D. Assembly. Where Assembly Requires a Special Use Permit (open circle), the following apply:
 - 1. Location. In MS6, MS7, and MS8, Assembly uses may only be located on a corner parcel.
- E. Arena. Where Arena Requires a Special Use Permit (open circle), the following apply:
 - 1. Location. Arena uses are only permitted on Main and Kingsley Streets between Bowles and Hovey-Beaufort Streets in MSU.
- F. Day Care Center. Where Day Care Center Requires a Special Use Permit (open circle), the following apply:
 - 1. Side and Rear Buffers. Regardless of adjacent Building Types, light side and rear buffers shall be installed per the requirements of Section 6-3(E) Light Landscape Screening Requirement.
 - 2. License Requirement. All Day Care Centers shall comply with the licensing requirements set forth by the State of Illinois.

I. Vehicular Service. Where Vehicular Service Requires a Special Use Permit (open circle), the following apply:

1. Canopies. Canopies shall be developed according to the following:
 - a. Canopies shall be no taller than fifteen (15) feet.
 - b. Canopy roof structures shall match the roof structure of the principal structure on the lot.
2. Pump Islands. The pump islands shall be located behind the principal structure, in the rear of the lot, as illustrated.

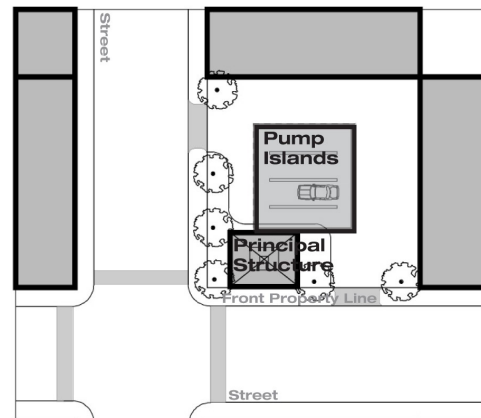


Figure 3-9.A. Relationship between the principal structure and the pump islands.

3. MS3 District Specific Standards. The following apply to Vehicular Service uses located in MS3 with approval of a Special Use Permit.
 - a. Use Limitations. The only permitted use is Vehicular Service Station.
 - b. Permitted Building Types. Vehicular Service Station is required to be constructed in compliance with the Commercial, Cottage Commercial, or Auto-Oriented Building Types, as specified in Sections 4-6 through 4-8. The Auto-Oriented Building Type may only be utilized in MS3 with a Vehicular Service use.
 - c. Minimum Lot Width. The minimum lot width shall be one hundred and forty (140) feet.
 - d. Location. Vehicular Service Station may only be located on a corner parcel.
4. MS4 District Specific Standards. The following apply to Vehicular Service uses located in MS4 with approval of a Special Use Permit.
 - a. Service Bays. Vehicular service bays, including garages and car wash bays, shall be not be located on the front Facade.
 - b. Outdoor Storage. Disabled or inoperable vehicles and those awaiting pick-up may be stored in a parking lot with the following conditions:
 - (1) The vehicles are not stored for more than two (2) days.
 - (2) The vehicles are stored in the rear yard, screened from view of the Front Property Line.
 - (3) The storage area is screened using the Heavy Side or Rear Yard Buffer outlined in Section 6-3(D) regardless of the adjacent land uses.
 - c. Outdoor Activities.
 - (1) All repairs or washing activities must occur inside a building.
 - (2) Vacuuming activities must be screened from view from the front and corner side property lines.
 - (3) Temporary outdoor display of seasonal items, such as windshield wiper fluid or salt, is permitted during business hours under the canopy and adjacent to the principal structure.

- J. Parking Lot. Where a Parking Lot Requires a Special Use Permit (open circle), the following apply:
1. Adjacent Parking Lots. Two (2) lots utilized solely for parking cannot be located directly adjacent to one another, as illustrated in Figure 3-9.B.
 2. Associated Use. Parking Lots must be associated with a non-residential use(s).
- K. Telecommunication Antenna Facility. Where a Telecommunication Antenna Facility Requires a Special Use Permit (open circle), refer to the Zoning Code, Section 15.15.

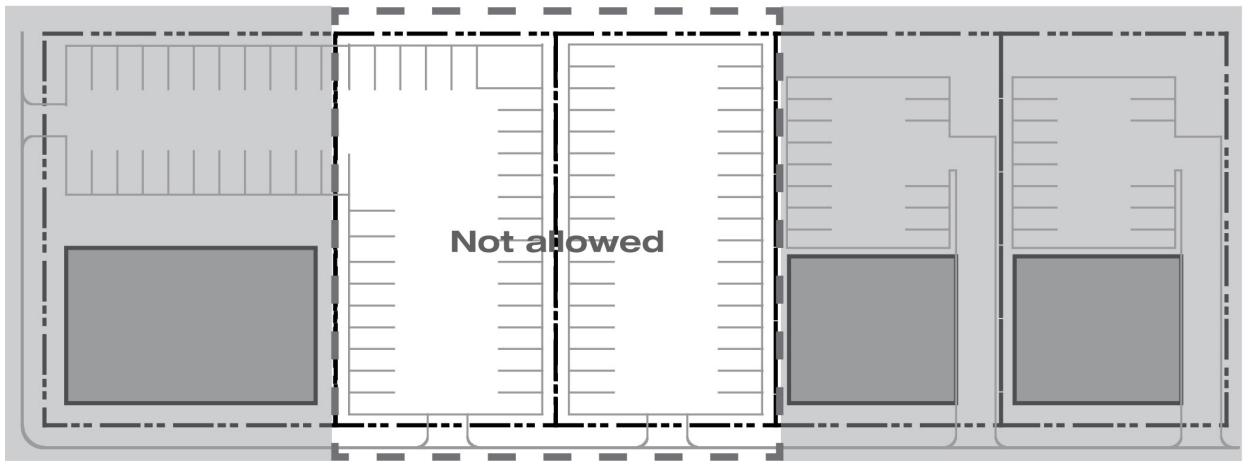


Figure 3-9.B. Two (2) parking lots shall not be located directly adjacent to each other.

10. Accessory Uses and Structures.

Accessory uses and structures shall follow the standards of the existing Zoning Code, Section 15.4-4. Accessory Buildings and Uses, as supplemented by the following provisions.

- A. Location on Lot. An accessory structure shall conform to the following location requirements.
 - 1. Permitted Location. Accessory structures are permitted in the side or rear yards.
 - 2. Location on Corner Lots. Accessory structures are permitted in the corner side yard Build-to Zone, but may not extend closer to the corner side property line than the principal structure.
 - 3. Setback. The minimum setback for all accessory structures shall be three (3) feet from all property lines with the following exceptions:
 - a. Two Stories. Any accessory structure with a height of two (2) stories shall be set back a minimum of five (5) feet from all property lines.
 - b. Through Lots. The minimum setback along the vehicular right-of-way for accessory structures located in the rear yard of a through lot is ten (10) feet.
- B. Height. Maximum height of an accessory structure is two (2) stories. An accessory structure shall not exceed the height of the principal building. Refer to Section 4-5. Measuring Height.
- C. Coverage Requirements. The development of an accessory structure shall not prevent a lot from meeting the Building Coverage and Impervious Site Coverage requirements for the associated Building Type. Refer to Section 4 Building Type Standards for more information.

End of Section 3

4. Building Type Standards

1. General Requirements.

The following provisions pertain to all Building Types developed in the area designated as the Main Street Corridor.

- A. Building Types Summary Table. The requirements for each Building Type are summarized in Table 4-1.A: Building Types Summary Table.
- B. Number of Building Types per Lot. One (1) Building Type shall be permitted per lot.
- C. Through-Lot Frontage. Through-lots with frontages on both Main and Kingsley Streets or Main and Center Streets shall treat the side facing Main Street as the primary frontage.
- D. Balconies. Where balconies are permitted per the Building Type requirements, the following provisions must be met.
 - 1. Each balcony structure may serve only one (1) unit.
 - 2. Balconies must be independently secured, not connected to any other balcony; structural supports, such as brackets, must be visible.
 - 3. Balconies may be utilized on no more than thirty (30) percent of the front and corner side Facades.
- E. Maximum Impervious Surface Coverage. Each Building Type is given a maximum Impervious Surface coverage amount; however, in no instance shall the Impervious Surface Coverage on a site interfere with the site's ability to meet the requirements of Section 6 Landscape Standards.
- F. Transitional Yard and Height. The Building Types are exempt from the requirements of the existing Zoning Code Sec, 15.4-5(B) Transitional Yard and Building Height Requirements.

2. Building Type Descriptions.

The following describes the Building Types permitted within the Main Street Corridor. Refer to Table 4-1.A for a summary of the Building Type requirements and the Regulating Plan (Figure 2-2.A) for permitted locations.

- A. Commercial Building. This Building Type allows for the development of service and retail uses on the Ground Floor and office and residential uses on the upper floors. It can range in height from two (2) to eight (8) stories depending on its location and is constructed within a small Build-to Zone at the front of the lot with parking located in the rear.
- B. Cottage Commercial Building. This Building Type allows for the same general uses as the Commercial Building, but has a more residential character. The Cottage Commercial Building has a pitched roof, a larger setback than the Commercial Building, and a lower height of between one (1) and two and a half (2 1/2) stories.

- C. Corridor Building. This building can house a single category of uses, such as office or residential, or a mix of uses. The Corridor Building can range in height between one (1) and eight (8) stories depending on its location. This building has a variety of configurations possible, including the inclusion of a private courtyard. Parking is permitted in the rear.
- D. Auto-Oriented Building. Though a mix of Uses are encouraged, this Building Type may house a single category of Uses, such as retail or service. It can range in height between one (1) and two (2) stories. Unlike the Commercial, Cottage Commercial, and Corridor Buildings, parking is permitted not only in the rear yard, but also the side yard.
- E. Iconic Building. This unique and flexible Building Type is designed to house community, cultural, civic, educational, or government uses. It ranges in height between one (1) and four (4) stories and may also include a Tower or Spire Cap Type. The Iconic Building has a lower requirement for transparency than the other non-residential Building Types due to its unique nature.
- F. Rowhouse. Rowhouses range in height from one and a half (1 1/2) to three (3) stories. The Building Type is clustered into groups of between two (2) and five (5) units and is commonly referred to as attached single family houses or townhouses. Parking is limited to the rear yard or may be internal to the building.
- G. Manor Multifamily. Manor Multifamily is similar to the Manor Building Type, but may contain two (2) or more residential units. This Building Type is typically located on a slightly larger lot to allow room for tenant or multiple owner parking, which is permitted in the rear.
- H. Manor. This Building Type allows for single family residential uses ranging in height from one and a half (1 1/2) to two and a half (2 1/2) stories. The Manor is situated within a small Build-to Zone near the front of the parcel, with parking typically in the rear.
- I. House. The House also allows for single-family residential uses, but unlike the Manor Building Type, includes a small setback rather than a Build-to Zone. It has a height between one (1) and two and a half (2 1/2) stories.

Table 4-1.A. Building Types Summary Table

	Building Siting								
	Street Frontage				Side & Rear Yard Setbacks		Buildable Area		
	Front Yard BTZ or setback (feet)	Corner Side Yard BTZ or setback (feet)	Minimum Coverage of Front Property Line	Encroachment of Enclosed Porch, Stoop, or Steps	Minimum Side Yard Setback (feet)	Minimum Rear Yard Setback (feet)	Maximum Building Coverage	Maximum Impervious + Semi-Pervious Coverage	Minimum Lot Width (feet)
Commercial & Civic Buildings									
Commercial Building	0 to 5	0 to 5	90%; Lots narrower than 105' may exclude driveway, if permitted	Does not apply	0	5	none	100% Impervious (see Section 4-1(E))	20'
Cottage Commercial Building	5 to 15	5 to 15	65%	Permitted to within 2' of front & side property lines	5	5	none	70% Impervious + 10% semi-pervious	40'
Auto-Oriented Building	5 to 15	5 to 15	45%	Not Permitted	5	5	none	70% Impervious + 15% semi-pervious	50'
Corridor Building	5 to 15	5 to 15	70%	Not Permitted	5	5	none	70% Impervious + 15% semi-pervious	20'
Iconic Building	5 to 15	5 to 15	None	Permitted to within 2' of front & side property lines	5	5	none	70% Impervious + 15% semi-pervious	50'
Residential Buildings									
Rowhouse	5 to 15	5 to 15	None	Permitted to within 2' of front & side property lines	5	5	65%	80% Impervious + 10% semi-pervious	18'
Manor Multifamily	10 to 25	5 to 15	None	Permitted to within 2' of front & side property lines	5	5	45%	60% Impervious + 10% semi-pervious	50'
Manor	10 to 25	5 to 15	None	Permitted to within 2' of front & side property lines	5	10	45%	55% Impervious + 10% semi-pervious	40'
House	10 setback	10 setback	None	Permitted to within 5' of front & side property lines	5	15	30%	50% Impervious + 10% semi-pervious	45'

Table 4-1.A. Building Type Summary Table

		Height Requirements		Façade Requirements				
Parking & Loading		Building Height		Transparency		Entrance	Cap & Base Types	
Location of Parking Facilities (yard)	Number of Permitted Driveways	Minimum Principal Building Height (stories)	Maximum Principal Building Height (stories)	Minimum Upper Story Front & Corner Side Façade Transparency	Maximum Area of No Transparency	Primary Entrance Location	Allowed Cap Types	Allowed Base Types
Rear	If no alley, 1 per lot; 2 per thru-lot (see 4-6(A)(12))	2; 3 between College & Hovey	4; 6 on Main between Bowles & College; 8 on Main between College & Hovey	20%	Applies	Front or Corner Side Façade	Parapet, Pitched Roof, & Tower	Arcade, Storefront
Rear; cannot extend into BTZs beyond principal building	If no alley, 1 per lot; 2 per thru-lot (see 4-7(A)(12))	1	2 1/2	20%	Applies	Front or Corner Side Façade	Pitched Roof & Tower	Shopfront, Porch, & Stoop
Rear; Side limited to a single loaded aisle	1 per frontage; if frontage >400', 2 driveways are permitted	1	2	20%	Applies	Front or Corner Side Façade	Parapet, Pitched Roof, & Tower	Arcade & Storefront
Rear; Side, in MS4 only, limited to single loaded aisle	1 per frontage	1/2; 3 between College & Hovey	4; 6 on Main between Bowles & College; 8 on Main between College & Hovey	20%	Applies	Front or Corner Side Façade	Parapet, Pitched Roof, & Tower	Arcade, Storefront, Stoop, & Porch
Rear; Side, in MS4 only, limited to single loaded aisle	1 per frontage; if alley exists, 1 per lot	1	4	10%	Does not apply	Front or Corner Side Façade	Parapet, Pitched Roof, Tower, & Spire	Stoop
Rear; cannot extend into BTZs beyond principal building	If no alley, 1 per 5 units	1 1/2	3	15%	Applies	Front or Corner Side Façade	Parapet, Pitched Roof, & Tower with restrictions	Stoop, Porch, & Enclosed Porch
Rear; cannot extend into BTZs beyond principal building	If no alley, 1 per lot	1 1/2	3	15%	Applies	Front or Corner Side Façade	Parapet, Pitched Roof, & Tower	Stoop, Porch, & Enclosed Porch
Rear & Side; cannot extend into BTZs beyond principal building	If no alley, 1 per lot	1 1/2	2 1/2	15%	Applies	Front, Corner Side, or Side Façade	Parapet, Pitched Roof, & Tower	Stoop, Porch, & Enclosed Porch
Rear & Side; Front with conditions	If no alley, 1 per lot	1	2 1/2	15%	Applies	Front, Corner Side, or Side Façade	Pitched Roof & Tower	Stoop, Porch, & Enclosed Porch

3. Base Types

Base Type standards apply to the base or the Ground Floor Facade of all Building Types detailed in Section 4.

- A. General Provisions. The following provisions apply to all Base Types.
 - 1. Intent. To guide the design of the Ground Floor of all buildings to relate appropriately to pedestrians on the street. Treatment of upper floors is detailed in each Building Type standard.
 - 2. Applicability. The entire Ground Floor front Facade of all buildings must meet the requirements of at least one (1) of the permitted Base Types, unless otherwise stated in this Section.
 - 3. Measuring Transparency. Refer to 4-5 for information on measuring building transparency.
- B. Storefront Base Type. (Refer to Figure 4-3.A). The storefront Base Type is a highly transparent Ground Floor treatment designed to serve as the display area and Primary Entrance for retail or service uses.
 - 1. Transparency. A minimum of seventy-five (75) percent of the front Facade between two (2) and eight (8) feet above the sidewalk must be comprised of transparent, non-reflective windows into the commercial space.
 - 2. Elevation. Ground Floor elevation must be between zero (0) and one (1) foot above the sidewalk.
 - 3. Facade Divisions. Use Expression Lines to divide Facade segments.
 - a. Vertically divide the base Facade into segments no greater than thirty (30) feet in width.
 - b. Horizontally define the base Facade from the upper floors.
 - 4. Entrance. All entries shall be recessed.
 - a. Recess shall be a minimum of three (3) feet and a maximum of eight (8) feet deep.
 - b. Recess shall be no wider than eight (8) feet.

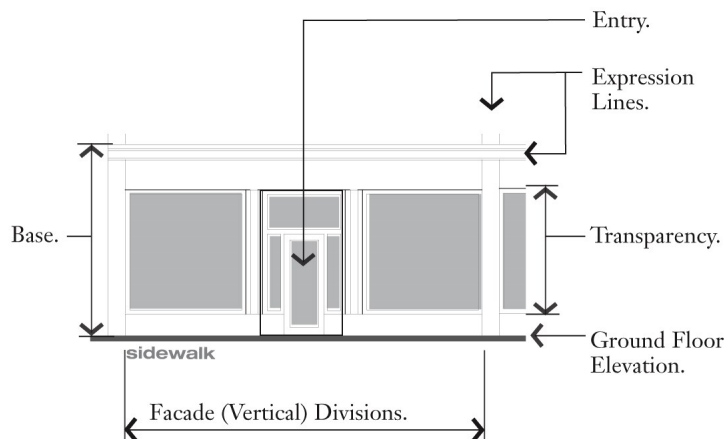


Figure 4-3.A. Storefront Base Type.

C. Shopfront Base Type. (Refer to Figure 4-3.B). The shopfront Base Type treatment is less transparent than the storefront, while still allowing for those in the building to see out and those outside to see in, and is combined with a porch or stoop for the entrance.

1. Transparency. A minimum of fifty (50) percent of the front Facade between three (3) and nine (9) feet above the sidewalk must be comprised of transparent, non-reflective windows into the commercial space.
2. Elevation. Ground Floor elevation must be between zero (0) and three (3) feet above the sidewalk, with or without an optional visible basement.
3. Facade Divisions. For buildings wider than fifty (50) feet, divide base Facade into segments no greater than thirty (30) feet in width with an Expression Line.
4. Entrance. Porch, enclosed porch, or stoop entrance required.

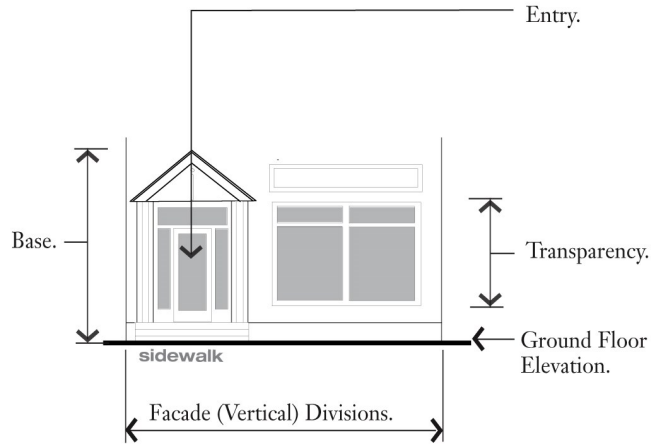


Figure 4-3.B. Shopfront Base Type.

D. Arcade Base Type. (Refer to Figure 4-3.C). An arcade Base Type is an arched, covered pedestrian walkway within the recessed Ground Floor Facade.

1. Arcade. Create an open-air public walkway from the face of the building recessed into the building a minimum of eight (8) and a maximum of fifteen (15) feet.
2. Recessed or Interior Facade. Storefront or shopfront Base Types are required on the recessed Ground Floor Facade.
3. Column Spacing. Columns shall be spaced no less than ten (10) feet and no more than twelve (12) feet apart on center.
4. Column Width. Columns shall be a minimum of one foot, eight inches (1'-8") and a maximum of two feet, four inches (2'-4") in width.
5. Arcade Opening. Opening may not be flush with interior arcade ceiling and may be arched or straight.
6. Horizontal Facade Division. Horizontally define the base Facade from the upper floors.

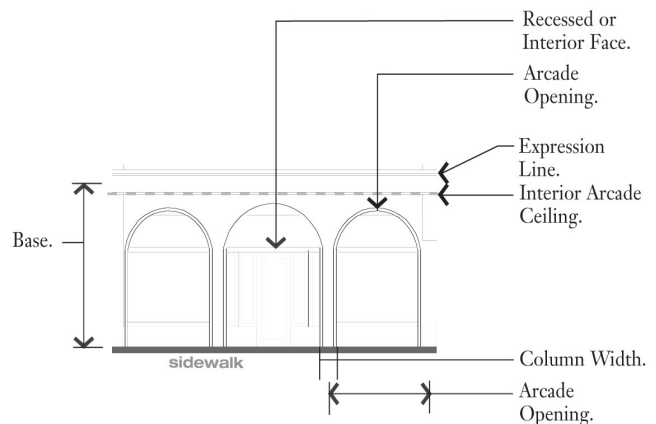


Figure 4-3.C. Arcade Base Type.

E. Stoop Base Type. (Refer to Figure 4-3.D). A stoop is an unroofed, open platform.

1. Stoop Size. Stoops shall be a minimum of three (3) feet deep and four (4) feet wide.
2. Transparency. A minimum of twenty (20) percent of the entire Ground Floor and visible basement Facade must be comprised of transparent, non-reflective windows.
 - a. Residential Building Types (see 4-11 through 4-14) do not have separate ground and upper floor transparency levels.
3. Elevation. Ground Floor elevation must be located a maximum of two feet, six inches (2'-6") above the sidewalk without visible basement and a maximum of four feet, six inches (4'-6") above the sidewalk with a visible basement.
4. Facade Divisions. Use Expression Lines to divide Facade segments, except on Residential Building Types (4-11 through 4-14).
 - a. Vertically divided base Facade into segments no greater than sixty (60) feet in width.
 - b. Horizontally define the base Facade from upper floors.

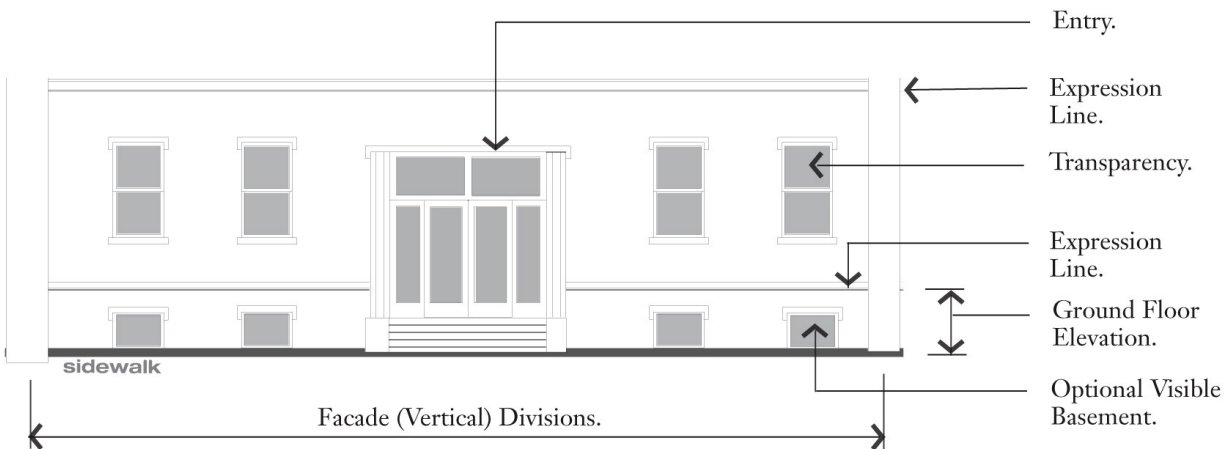


Figure 4-3.D. Stoop Base Type.

- F. Porch Base Type. (Refer to Figure 4-3.E). A porch is a raised, roofed platform that may or may not be enclosed on all sides.
1. Porch Size. The porch shall be a minimum of five (5) feet deep and eight (8) feet wide.
 2. Height. Porch may be two (2) stories to provide a balcony on the second floor.
 3. Transparency.
 - a. A minimum of twenty (20) percent of the entire Ground Floor and visible base-ment Facade must be comprised of transparent, non-reflective windows.
 - b. No rectangular area greater than thirty (30) percent of the Facade per floor may be blank, without transparency.
 - c. Residential Building Types do not have separate ground and upper floor transparency levels. See 4-11 through 4-14 for the minimum transparency level for each Residential Building Type.
 - d. If enclosed, a minimum of forty (40) percent of the enclosed porch must be comprised of transparent, non-reflective windows.
 4. Elevation. Ground Floor elevation must be located a maximum of two feet, six inches (2'-6") above the sidewalk, without visible basement and a maximum of four feet, six inches (4'-6") above the sidewalk with a visible basement.
 5. Facade Divisions. Use Expression Lines to divide Facade segments, exception on Residential Building Types (see 4-11 through 4-14).
 - a. Vertically divide base Facade into segments no greater than sixty (60) feet in width.
 - b. Horizontally define the base Facade from upper floors.

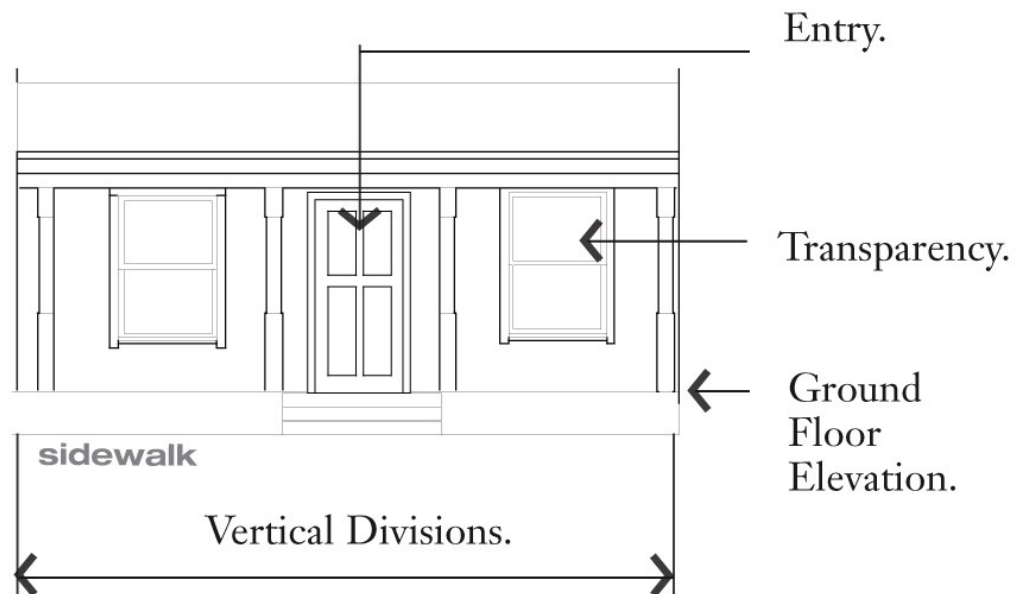


Figure 4-3.E. Porch Base Type.

4. Cap Types

Cap Type standards apply to the cap of all Building Types detailed in Section 4.

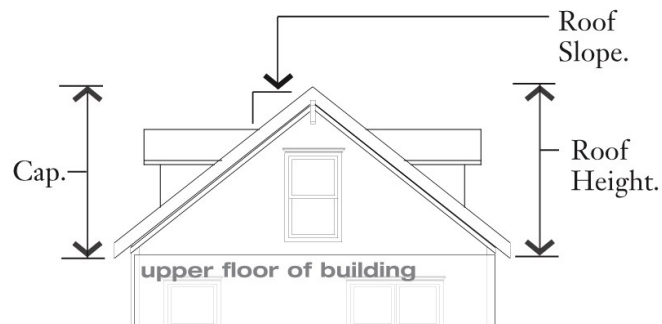
- A. General Provisions. The following provisions apply to all Cap Types.
1. Intent. To guide the design of the cap of all buildings where a consistent character is desired.
 2. Applicability. All buildings must meet the requirements of one of the Cap Types permitted for the Building Type.
 3. Measuring Height. Refer to 4-5 for information on measuring building height.
 4. Cap Type Requirements. Following are the requirements for each Cap Type.
- B. Parapet Cap Type. (Refer to Figure 4-4.A). A parapet is a low wall projecting from the edge of a building's roof; it can be utilized with a flat or pitched roof and also serves to hide roof-top mechanicals from view of the street.
1. Parapet Height. Height is measured from the top of the upper floor to the top of the parapet.
 - a. Minimum height is two (2) feet with a maximum height of six (6) feet.
 - b. Cap shall be high enough to screen the roof and any roof appurtenances from view of the street(s) and any adjacent building of similar height.
 2. Horizontal Expression Lines. Using an Expression Line, define the cap from the upper floors of the building and also define the top of the cap.
 3. Occupied Space. Occupied space may not be incorporated behind this Cap Type.



Figure 4-4.A. Parapet Cap Type.

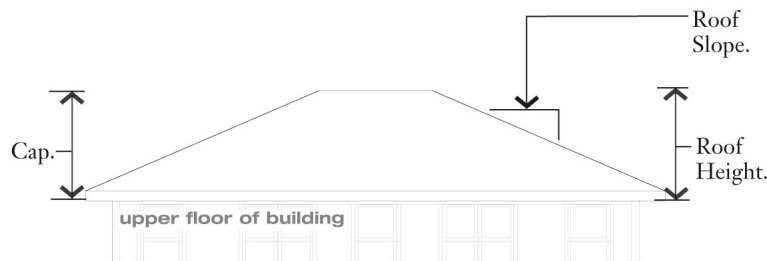
C. Pitched Roof Cap Type. (Refer to Figure 4-4.B and 4-4.C) This Cap Type has a roof that is sloping or pitched; the pitch or slope is measured with the vertical rise divided by the horizontal span or run.

1. Pitch Measure. The roof may not be sloped less than six to twelve (6:12) (rise:run) or more than sixteen to twelve (16:12), with the following exceptions:
 - a. The roof on the House Building Type may not be sloped less than four to twelve (4:12).
 - b. Slopes less than six to twelve (6:12) are only permitted to occur on second story or higher roofs. (Refer to Figure 4-4.C)
2. Roof Types.
 - a. Hipped, gabled, and combination of hips and gables with or without dormers are acceptable.
 - b. Gambrel and mansard roofs are acceptable. When the ridge runs parallel to the street, one (1) dormer per fifteen (15) feet of street face is required.
 - c. Butterfly roofs (inverted hip roof) are acceptable.
3. Roof Height. Roof height may not be greater than the total of all floors below the roof. For single story sections of the building, roof height may not exceed one and half (1 1/2) times the floor below the roof.
4. Parallel Ridge Line. A gabled end or perpendicular ridge line shall occur at least every one hundred (100) feet of roof when the ridge line runs parallel to the Front Property Line.



Pitched roof Cap Type (gable roof).

Figure 4-4.B. Pitched Roof Cap Type.



Pitched roof Cap Type (hip roof).

Figure 4-4.C. Low Pitched Roof Cap Type.

E. Towers. (Refer to Figure 4-4.D). A tower is a rectilinear, vertical element that must be used with other Cap Types.

1. Quantity. One (1) tower is permitted per building for all Building Types.
2. Tower Height. Maximum height, measured from the top of the parapet or eave to the top of the tower, is the equivalent of the height of one (1) upper floor of the building to which the tower is applied.
3. Tower Width. Maximum width along all Facades is one-third ($1/3$) the width of the Front Facade or thirty (30) feet, whichever is less.
4. Horizontal Expression Lines. Using an Expression Line, define the tower from the upper floors, except on Residential Building Types.
5. Occupied Space. Towers may be occupied by the same uses allowed in upper floors of the Building Type to which it is applied.
6. Application. May be combined with all other Cap Types.

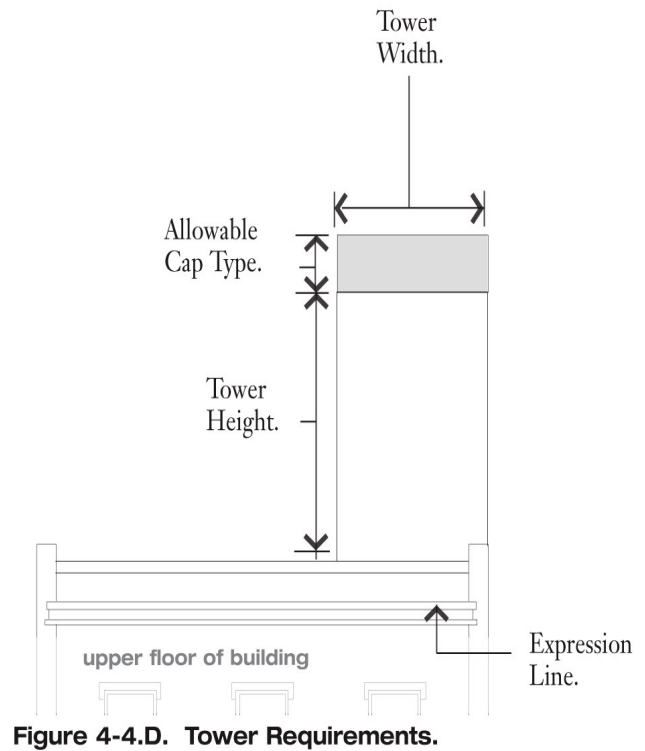


Figure 4-4.D. Tower Requirements.

F. Spire. (Refer to Figure 4-4.E). A spire is a long, tapering, cylindrical design element that can be attached to a tower or other Cap Type.

1. Permitted Location. Spires are permitted only on Iconic Building Types.
2. Spire Height. Measured from the base of the spire to the top, including any decorative elements atop the apex of the spire, maximum height is thirty (30) feet.
3. Spire Width. Maximum width, measured at the spire base is one-third ($1/3$) the width of the Front Facade or fifteen (15) feet, whichever is less.
4. Occupied Space. Spires are a decorative element; they may not be utilized as occupied space.
5. Application. May be combined with all other Cap Types.

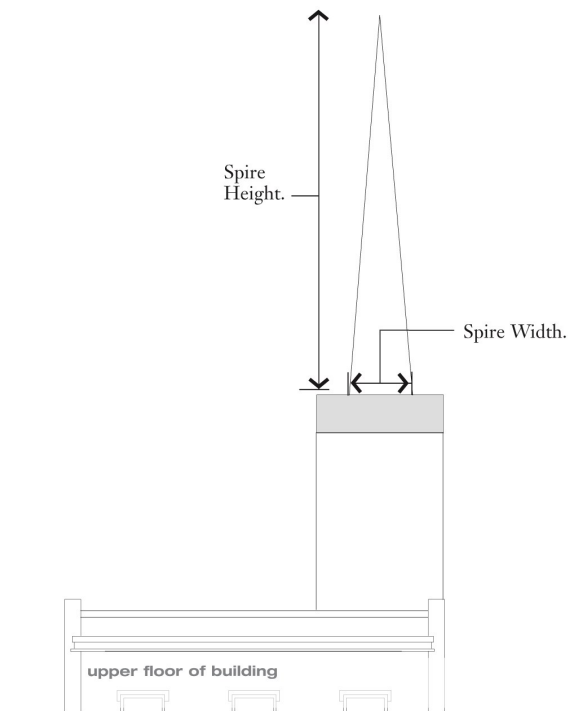


Figure 4-4.E. Spire Requirements.

5. Measuring Height, Transparency, and Coverage

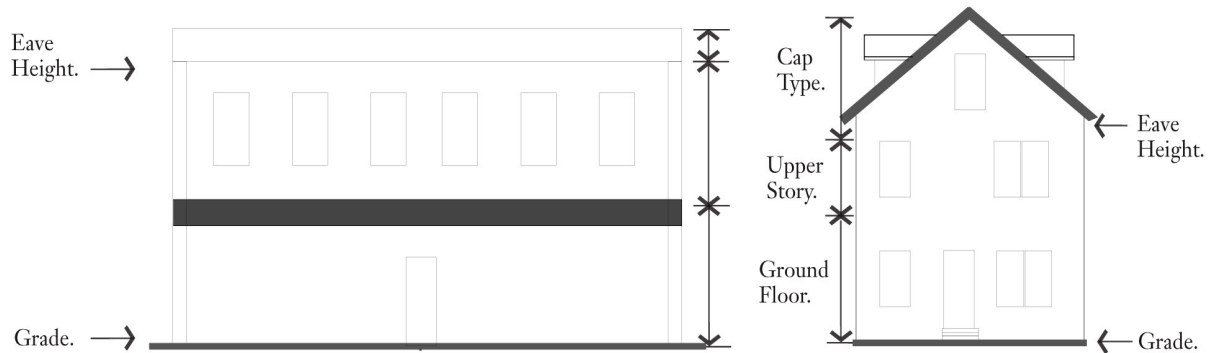


Figure 4-5.A. Measuring Height.

- A. Measuring Height. These standards detail how building height is measured. (Refer to Figure 4-5.A Measuring Height)
1. Height in Stories. Each Building Type includes a provision listing the number of permitted stories, typically in a minimum and maximum range of stories.
 2. Half Stories. Half Stories are located either completely within the roof structure or in a visible basement exposed a maximum of one (1) half-story above grade.
 3. Floor Height. Each Building Type includes a permitted range of height in feet for each story.
 - a. Floor height is measured in feet between the floor of a story to the floor of the story above it.
 - b. For single story buildings and the uppermost story of a multiple story building, floor to floor height shall be measured from the floor of the story to the tallest point of the ceiling.

B. Measuring Transparency. These parameters outline how to measure the degree to which a Facade has clear, transparent windows on each story.

1. Arcades, Storefronts, and Shopfronts. (Refer to Figure 4-5.B)

- a. Transparency Measured by Floor. On buildings with an arcade, storefront, or shop-front Base Type, transparency is measured with a separate percentage for the Ground Floor transparency and the upper story transparency.
- b. Ground Floor Transparency. Transparency is measured on the Facade between two (2) feet and eight (8) feet above sidewalk level on storefronts. Refer to 4-3 Base Types for the requirements.
- c. Upper story. The upper story transparency level is measured by story, from floor to floor. Refer to 4-6 through 4-14 for the requirements.

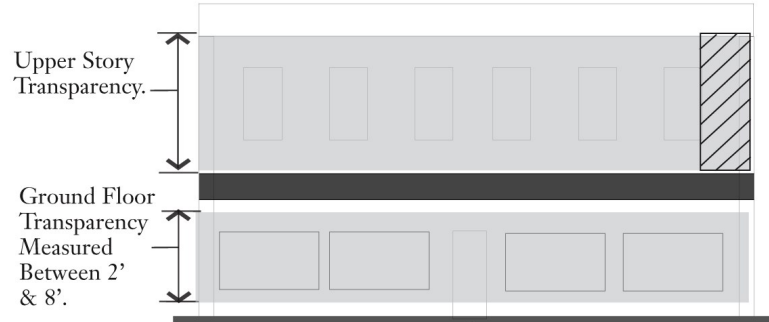


Figure 4-5.B. Measuring Transparency on Buildings with Arcades, Storefronts or Shopfronts.

2. Porch and Stoop Buildings. (Refer to Figure 4-5.C)

- a. Transparency Measured by Facade. On residential buildings with a porch or stoop Base Type, transparency is measured as a percentage of the entire Facade and not by story.
 - b. Ground and Upper Stories. Transparency is measured along the full Facade, including the Facade of half stories. Refer to 4-6 through 4-14 for the requirements.
3. Maximum Area of No Transparency. On front and corner side Facades of applicable Building Types, no rectangular area greater than thirty (30) percent of the each story's Facade may be blank, without transparency. This area is measured from floor to floor of each story.

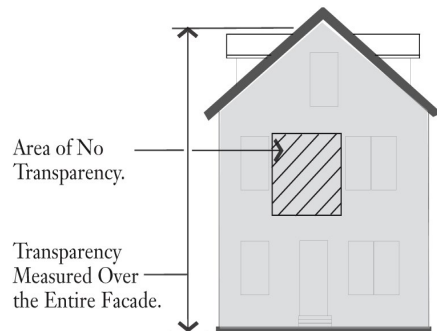


Figure 4-5.C. Measuring Transparency on Porch, Enclosed Porch & Stoop Buildings.

C. Measuring Coverage. The following details how Impervious Surfaces on a lot are measured (refer to Figure 4-5.D).

1. Building Coverage. The percentage of a lot covered by all structures, both principal and accessory.
2. Impervious Site Coverage. The percentage of a lot covered by all structures, both principal and accessory; pavement; and other Impervious Surfaces.

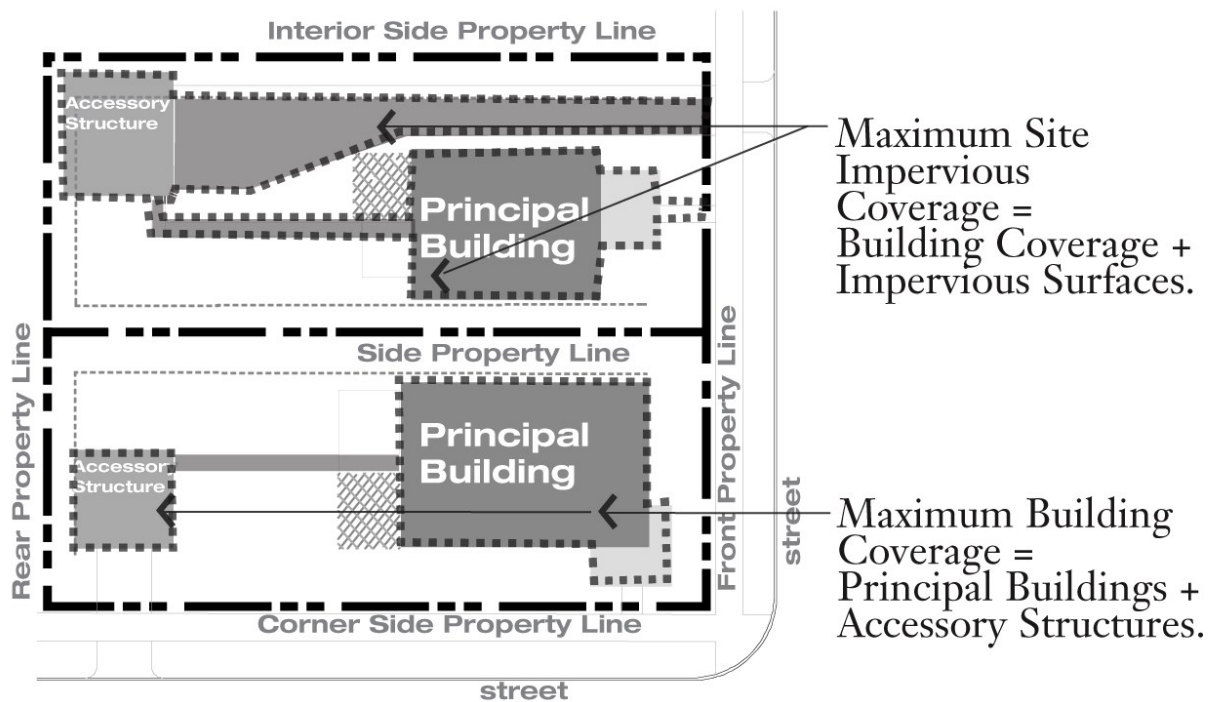


Figure 4-5.D. Measuring Impervious Site and Building Coverage.

6. Building Type Standards: Commercial Building

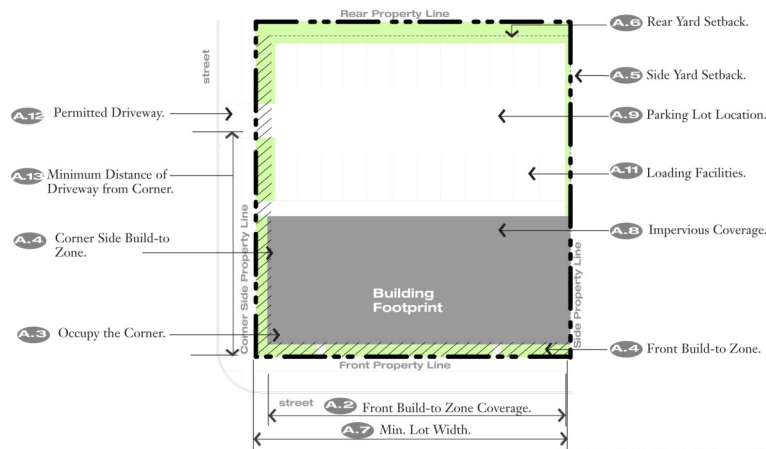


Figure 4-6.A: Building Siting.

A. Building Siting. (See Figure 4-6.A)

- A.1. Multiple principal buildings may be constructed on a single lot provided that all requirements in 4-6(A)(2) are met.

Street Frontage.

- A.2. A minimum of ninety (90) percent of the length of the front Build-to Zone must be occupied by building, with the following exception:
 - a. For parcels narrower than one hundred and five (105) feet in width, a minimum of ninety (90) percent of the length of the front Build-to Zone, minus the driveway where permitted (see 4-6(A)(12)), must be occupied by building.
- A.3. The intersection of the front and corner side Build-to Zones (the corner) must be occupied by a building.
- A.4. Front and corner side building Facades must be constructed within Build-to Zones located between zero (0) and five (5) feet from the property line.

Side & Rear Yard Setbacks.

- A.5. Side yard setback shall be a minimum of zero (0) feet.
A.6. Rear yard setback shall be a minimum of five (5) feet.

Buildable Area.

- A.7. Minimum lot width is twenty (20) feet.
- A.8. Maximum Impervious Site Coverage shall be 100 percent (see Section 4-1(E)).

Off-Street Parking & Loading.

- A.9. Parking lots are permitted in the rear yard, behind the back Facade of the principal building.
- A.10. Parking is prohibited within the rear setback.
- A.11. All loading facilities shall be located on rear Facades.

Driveways & Access

- A.12. If no alley exists, one (1) driveway per lot is permitted.
 - a. If alley access is available, an additional driveway is not permitted.
 - b. If the lot is a through lot, two (2) driveways are permitted; only one (1) driveway is permitted on the front property line.
 - c. Access on corner lots shall be from the corner side property line.
 - d. Shared driveways are encouraged.
- A.13. Driveway location shall be at least fifty (50) feet from the intersection of the front and corner side property lines of the block.

6. Building Type Standards: Commercial Building (continued)

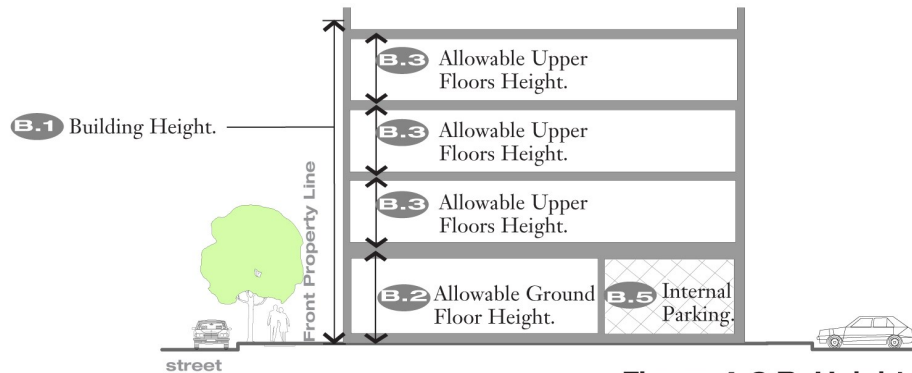


Figure 4-6.B: Height & Use Requirements.

B. Commercial Building Height & Use Requirements. (See Figure 4-6.B)

Building & Floor Heights. (See 4-5 Measuring Height)

- B.1. Building height shall be a minimum of two (2) stories and a maximum of four (4) stories with the following exceptions:
 - a. A maximum height of six (6) stories is permitted on Main Street between Bowles and College Streets.
 - b. Building height shall be a minimum of three (3) stories and a maximum of eight (8) stories on Main Street between College and Hovey-Beaufort Streets.
 - c. Building height may be less than the minimum if it can be demonstrated that required minimum height combined with required parking will not fit onto the site.
- B.2. Allowable Ground Floor height is a minimum of fifteen (15) feet, maximum of thirty (30) feet. When the Ground Floor is twenty (20) feet or more in height, it shall count as two (2) stories in terms of measuring the overall building height.
- B.3. Allowable upper floor height is a minimum of nine (9) feet, maximum of fourteen (14) feet.

Uses.

- B.4. Specific use information can be found in Section 3 Uses.
- B.5. Parking is permitted fully below grade or internally in the rear of the building with a minimum of thirty (30) feet, measured from the front and corner side Facades, occupied by a permitted use other than parking.

6. Building Type Standards: Commercial Building (continued)

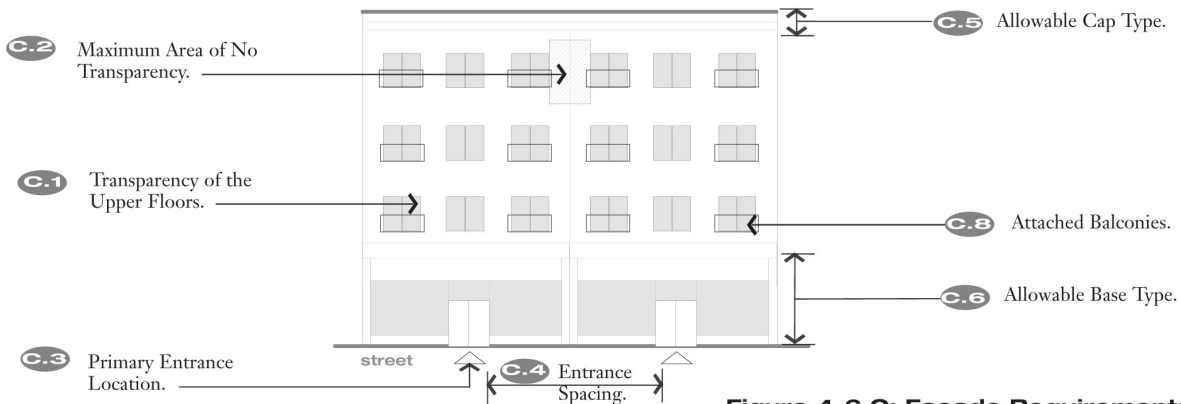


Figure 4-6.C: Facade Requirements.

C. Facade Requirements. (See Figure 4-6.C)

Transparency. (See 4-5 Measuring Transparency)

- C.1. A minimum of twenty (20) percent of the upper story front and corner side Facades, shall have transparent, non-reflective windows.
- C.2. On front and corner side Facades, no rectangular area greater than thirty (30) percent of the Facade per floor may be blank, without transparency.

Building Entrance.

- C.3. The building's Primary Entrance must be on the front or corner side Facade. Entrances at the corner of a building satisfy this requirement.
- C.4. Provide a minimum of one (1) entrance for every seventy-five (75) feet of building frontage on front and corner side Facades and those Facades facing parking lots.

Allowable Cap & Base Types. (See 4-3 and 4-4)

- C.5. Allowable Cap Types are the parapet, pitched roof, and tower.
- C.6. Allowable Base Types are the storefront and arcade.
- C.7. Storefront, arcade, shopfront, or stoop treatments are required on the Facade(s) adjacent to parking lots.

Balconies.

- C.8. Balconies are permitted provided that the requirements outlined in Section 4-1(E) are met.

7. Building Type Standards: Cottage Commercial Building

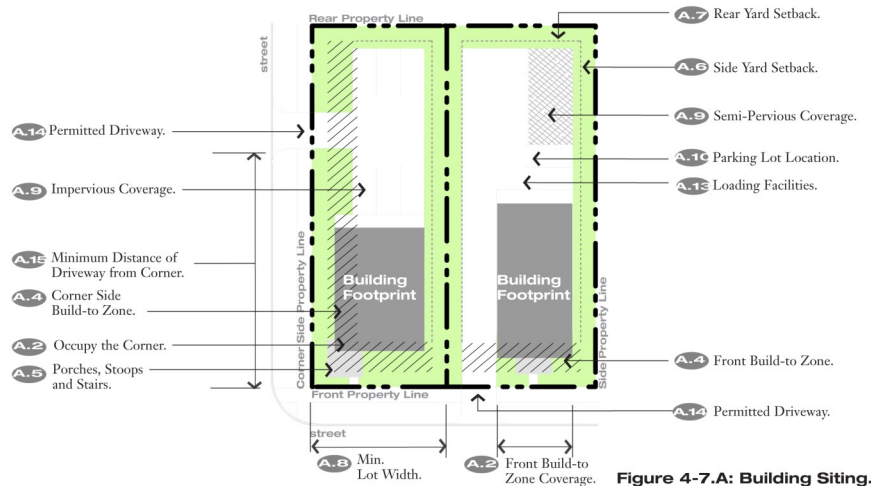


Figure 4-7.A: Building Siting.

A. Building Siting. (Refer to Figure 4-7.A)

A.1. Multiple principal buildings on a single lot are not permitted.

Street Frontage.

A.2. A minimum of sixty-five (65) percent of the length of the front Build-to Zone must be occupied by a building.

A.3. The intersection of the front and side Build-to Zones (the corner) must be occupied by building.

A.4. Front and corner side building Facades must be constructed within a Build-to Zone located between five (5) and fifteen (15) feet from the property line.

A.5. Porches, stoops, and stairs are permitted within two (2) feet of the front and side property lines.

Side & Rear Yard Setback.

A.6. Side yard setback shall be a minimum of five (5) feet.

A.7. Rear yard setback shall be a minimum of five (5) feet.

Buildable Area.

A.8. Minimum lot width is forty (40) feet.

A.9. Maximum Impervious Site Coverage shall be seventy (70) percent; an additional ten (10) percent of the site may be Semi-Pervious.

Off-Street Parking & Loading.

A.10. Parking lots are permitted in the rear yard, behind the back Facade of the principal building.

A.11. Parking is prohibited within the side and rear setbacks.

A.12. Parking lots are permitted to encroach into the front or corner side Build-to Zones, but may not be located closer to the front or corner side property line than the principal building Facade.

A.13. All loading facilities shall be located on the rear Facade.

Driveways & Access.

A.14. If no alley exists, one (1) driveway per lot is permitted.

a. If alley access is available, an additional driveway is not permitted.

b. If the lot is a through lot, two (2) driveways are permitted; only one (1) driveway is permitted on the front property line.

c. Shared driveways are encouraged.

A.15. Driveway location shall be at least fifty (50) feet from the intersection of the front and side property lines.

7. Building Type Standards: Cottage Commercial Building (continued)

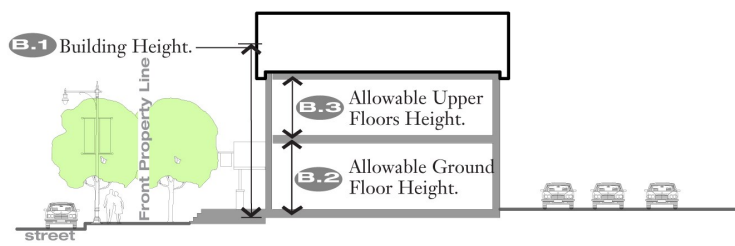


Figure 4-7.B: Height & Use Requirements.

B. Height & Use Requirements. (Refer to Figure 4-7.B).

Building & Floor Heights. (See 4-5 Measuring Height)

B.1. Building height shall be a minimum of one (1) story and a maximum of two and a half (2.5) stories.

B.2. Allowable Ground Floor height is a minimum of ten (10) feet, maximum fifteen (15) feet.

B.3. Allowable upper floor height is a minimum of nine (9) feet, maximum of fourteen (14) feet.

Uses.

B.4. Specific use information can be found in Section 3 Uses.

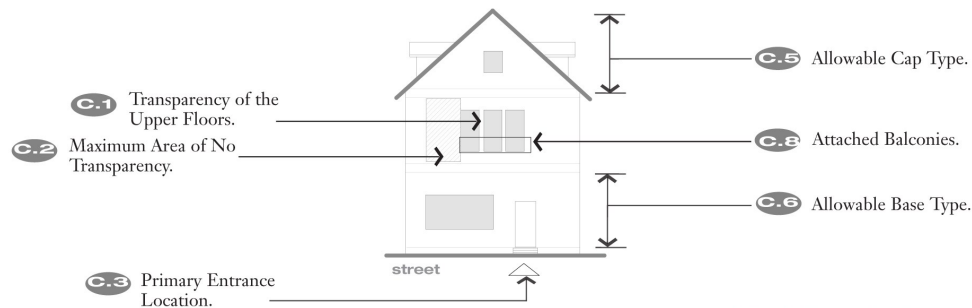


Figure 4-7.C: Facade Requirements.

C. Facade Requirements. (Refer to Figure 4-7.C).

Transparency. (See 4-5 Measuring Transparency)

C.1. A minimum of twenty (20) percent of the upper story front and corner side Facades shall have transparent, non-reflective windows.

C.2. On front and corner side Facades, no rectangular area greater than thirty (30) percent of the Facade per floor may be blank, without transparency.

Building Entrance.

C.3. The building's Primary Entrance must be on the front or corner side building Facade. Entrances at the corner of a building satisfy this requirement.

C.4. Provide a minimum of one (1) entrance for every seventy-five (75) feet of building frontage.

Allowable Cap & Base Types. (See 4-3 and 4-4)

C.5. Allowable Cap Types are the pitched roof and tower.

C.6. Allowable Base Types are the shopfront, porch, or stoop.

C.7. Shopfront, porch, or stoop treatments are required on the Façade(s) adjacent to parking.

Balconies.

C.8. Balconies are permitted provided that the requirements outlined in Sec. 4-1(E) are met.

8. Building Type Standards: Auto-Oriented Building

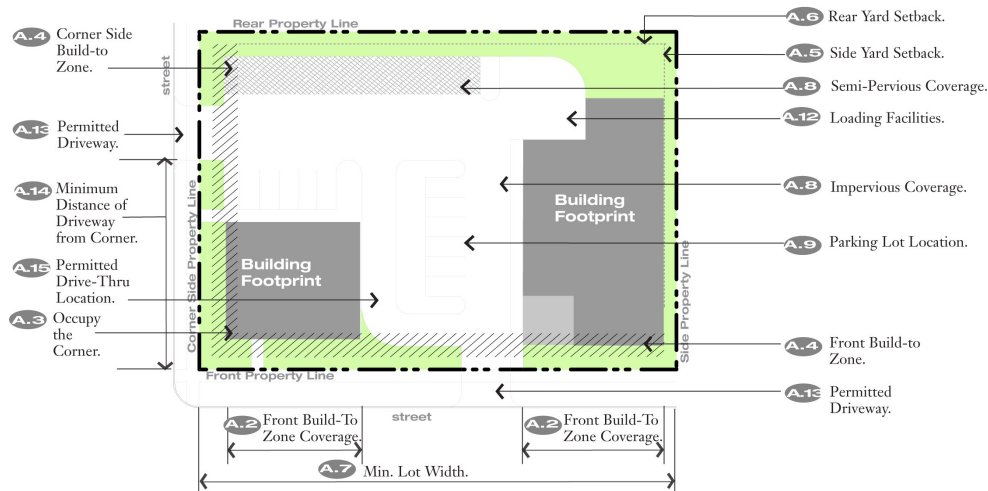


Figure 4-8.A: Building Siting.

A. Building Siting. (See Figure 4-8.A)

A.1. Multiple principal buildings may be constructed on a single lot provided that all requirements in 4-8(A)(2) are met.

Street Frontage.

A.2. A minimum of forty-five (45) percent of the length of the front Build-to Zone must be occupied by building.

A.3. The intersection of the front and corner side Build-to Zones (the corner) must be occupied by a building.

A.4. Front and corner side building Facades must be constructed within a Build-to Zone located between five (5) and fifteen (15) feet from the property line.

Side & Rear Yard Setbacks.

A.5. Side yard setback shall be a minimum of five (5) feet.

A.6. Rear yard setback shall be a minimum of five (5) feet.

Buildable Area.

A.7. Minimum lot width is fifty (50) feet.

A.8. Maximum Impervious Site Coverage shall be seventy (70) percent; an additional fifteen (15) percent of the site may be Semi-Pervious.

Off-Street Parking & Loading.

A.9. Parking lots are permitted in the rear; a single loaded aisle of parking is permitted in the side yard.

A.10. Parking is prohibited within the side and rear setbacks.

A.11. Parking lots are permitted to encroach into the front or corner side Build-to Zone, but may not be located closer to the front or corner side property line than the principal building Facade.

A.12. All loading facilities shall be located on the rear Facade.

Driveways & Access.

A.13. One (1) driveway per street frontage is permitted.

- If alley access is available, it is strongly recommended that access occur only from the alley.
- Two (2) driveways per street frontage are permitted if the parcel's frontage exceeds four hundred (400) feet.

A.14. On a corner, driveway location shall be at least fifty (50) feet from the intersection of the front and side property lines.

A.15. Drive-throughs are permitted on the rear and side Facades of a building.

8. Building Type Standards: Auto-Oriented Building (continued)

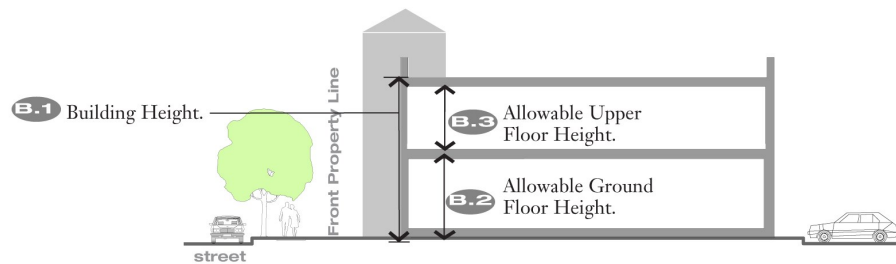


Figure 4-8.B: Height & Use Requirements.

B. Height & Use Requirements. (See Figure 4-8.B)

- B.1. Building height shall be a minimum of one (1) story and a maximum of two (2) stories.
- B.2. Allowable Ground Floor height is a minimum of fifteen (15) feet, maximum twenty-four (24) feet.
- B.3. Allowable upper floor height is a minimum of nine (9) feet, maximum of fourteen (14) feet.
- B.4. Specific use information can be found in Section 3 Uses.

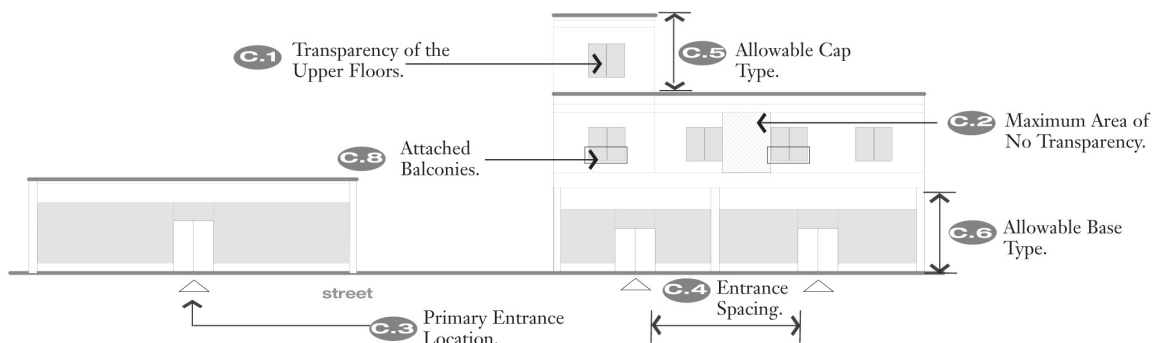


Figure 4-8.C: Facade Requirements.

C. Facade Requirements. (See Figure 4-8.C)

Transparency. (See 4-5 Measuring Transparency)

- C.1. A minimum of twenty (20) percent of the upper story front and corner side Facades shall have transparent, non-reflective windows.
- C.2. On front and corner side Facades, no rectangular area greater than thirty (30) percent of the Facade per floor may be blank, without transparency.

Building Entrance.

- C.3. The building's Primary Entry shall be located on the front or corner side building Façade.
- C.4. Provide a minimum of one (1) entrance for every seventy-five (75) feet of building frontage on front and corner side Facades and those Facades facing parking lots.

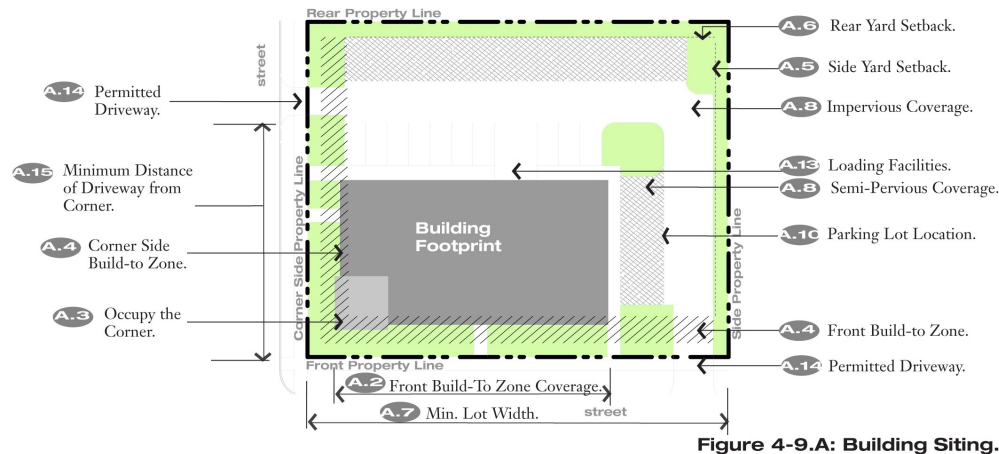
Allowable Cap & Base Types. (See 4-3 and 4-4)

- C.5. Allowable Cap Types are the parapet, pitched roof, and tower.
- C.6. Allowable Base Type is the storefront and arcade.
- C.7. Storefront, arcade, or shopfront treatments are required on the Façade(s) adjacent to parking facilities.

Balconies.

- C.8. Balconies are permitted provided that the requirements outlined in Section 4-1(E) are met.

9. Building Type Standards: Corridor Building



A. Building Siting. (Refer to Figure 4-9.A)

Street Frontage.

- A.1. Multiple principal buildings may be constructed on a single lot provided that all requirements in 4-9(A)(2) are met.
- A.2. A minimum of seventy (70) percent of the length of the front Build-to Zone must be occupied by building.
- A.3. The intersection of the front and corner side Build-to Zones (the corner) must be occupied by a building.
- A.4. Front and corner side building Facades must be located within Build-to Zones located between five (5) and fifteen (15) feet from the property lines.

Side & Rear Yard Setbacks.

- A.5. Side yard setback shall be a minimum of five (5) feet.
A.6. Rear yard setback shall be a minimum of five (5) feet.

Buildable Area.

- A.7. Minimum lot width is twenty (20) feet.
- A.8. Maximum Impervious Site Coverage shall be seventy (70) percent; an additional fifteen (15) percent of the site may be Semi-Pervious.

Off-Street Parking & Loading.

- A.9. Parking is prohibited within the courtyard and setbacks.
- A.10. Parking lots are permitted in the rear; a single loaded aisle of parking is permitted in the side yard in the MS4 District.
- A.11. Parking lots are permitted to encroach into the front or corner side Build-to Zone, but may not be located closer to the front or corner side property line than the principal building Facade.
- A.12. Structured parking is permitted internally and in rear. All loading facilities and vehicular garage doors shall be located on the rear Facade.
- A.13. If no alley exists, one (1) driveway per street frontage is permitted.
 - a. If alley access is available, it is strongly recommended that access occur only from the alley.

Driveways & Access.

- A.14. On a corner, driveway location shall be at least fifty (50) feet from the intersection of the front and side property lines.
- A.15. On a corner, driveway location shall be at least fifty (50) feet from the intersection of the front and side property lines.

9. Building Type Standards: Corridor Building (continued)

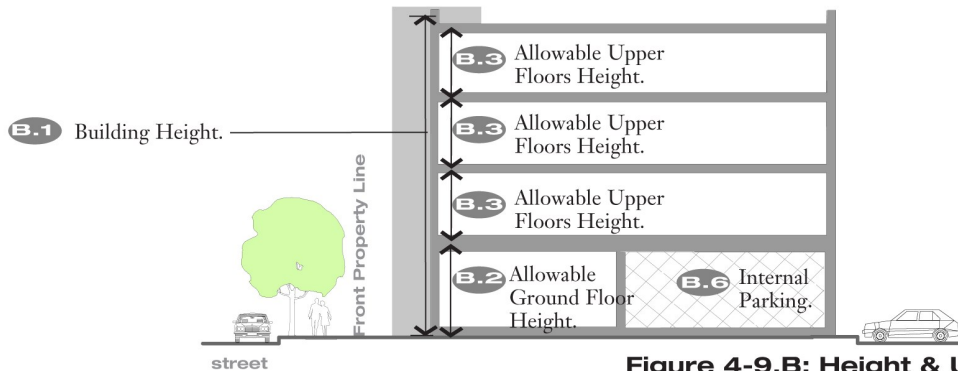


Figure 4-9.B: Height & Use Requirements.

B. Height & Use Requirements. (Refer to Figure 4-9.B)

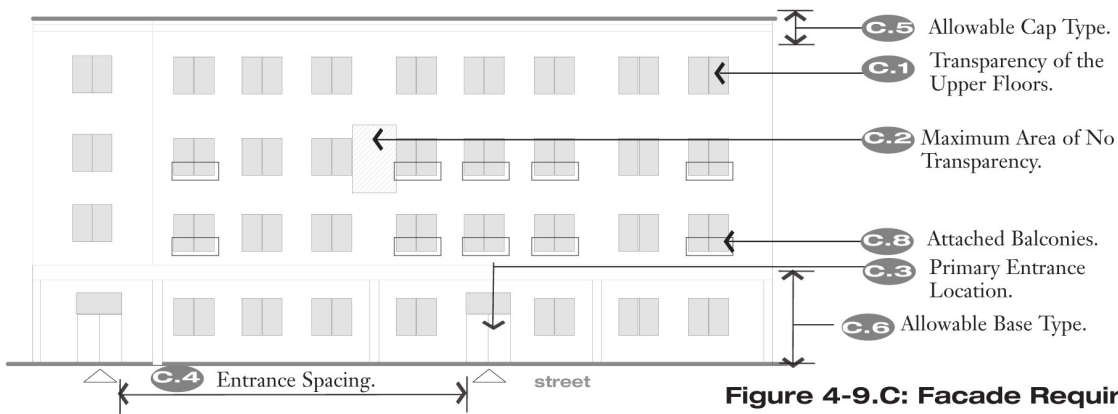
Building & Floor Heights. (See 4-5 Measuring Height)

- B.1. Building height shall be a minimum of one (1) story and a maximum of four (4) stories with the following exceptions:
 - a. Maximum of six (6) stories is permitted on Main Street between Bowles and College Streets.
 - b. Building height shall be a minimum of three (3) stories and a maximum of eight (8) stories on Main Street between College and Hovey Streets.
 - c. Building height may be less than the minimum if it can be demonstrated that required minimum height combined with required parking will not fit onto the site.
- B.2. Allowable Ground Floor height is a minimum of nine (9) feet, maximum twenty-four (24) feet.
- B.3. Allowable upper floor height is a minimum of nine (9) feet, maximum of fourteen (14) feet.
- B.4. Parking garages shall be no taller than the height of the building at the Front Property Line.

Uses.

- B.5. Specific use information can be found in Section 3 Uses.
- B.6. Parking is permitted fully below grade or internally in the rear of the building with a minimum of thirty (30) feet, measured from the front and corner side Facades, occupied by a permitted use other than parking.

9. Building Type Standards: Corridor Building (continued)



C. Facade Requirements. (Refer to Figure 4-9.C)

Transparency. (See 4-5 Measuring Transparency)

- C.1. A minimum of twenty (20) percent of the upper story front and corner side Facades shall have transparent, non-reflective windows.
- C.2. On front and corner side Facades, no rectangular area greater than thirty (30) percent of the Facade per floor may be blank, without transparency.

Building Entrance.

- C.3. The Primary Entrance shall be located on the front or corner side building Facade. Entrances at the corner of a building satisfy this requirement.
- C.4. Provide a minimum of one (1) entrance for every seventy-five (75) feet of building frontage on the front and corner side Facades and those Facades facing parking lots.

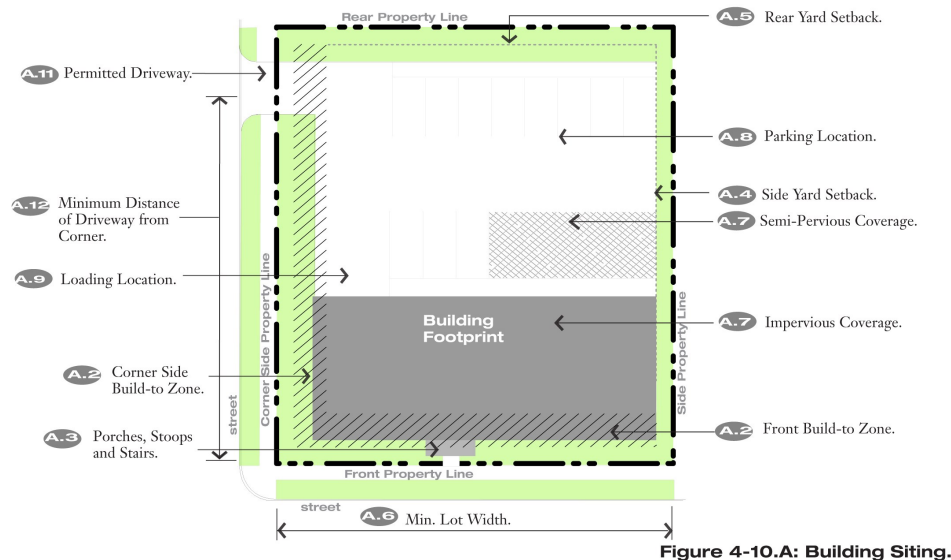
Allowable Cap & Base Types. (See 4-3 and 4-4)

- C.5. Allowable Cap Types are the parapet, pitched roof, and tower.
- C.6. Allowable Base Types are the storefront, arcade, porch, and stoop.
- C.7. Arcade, storefront, shopfront, porch, or stoop treatments are required on the Facade(s) adjacent to parking facilities.

Balconies.

- C.8. Balconies are permitted provided that the requirements outlined in Section 4-1(E) are met.

10. Building Type Standards: Iconic Building



A. Building Siting. (See Figure 4-10.A)

Street Frontage.

- A.1. Multiple principal buildings may be constructed on a single lot provided that all requirements in 4-10(A)(2) are met.
- A.2. Front and corner side building Facades must be constructed within Build-to Zones located between five (5) and fifteen (15) feet from the property line.
- A.3. Porches, stoops, and stairs are permitted to within two (2) feet of the front and corner side property lines.

Side & Rear Yard Setbacks.

- A.4. Side yard setback shall be a minimum of five (5) feet.
- A.5. Rear yard setback shall be a minimum of five (5) feet.

Buildable Area.

- A.6. Minimum lot width is fifty (50) feet.
- A.7. Maximum Impervious Site Coverage shall be seventy (70) percent; an additional fifteen (15) percent of the site may be Semi-Pervious.

Off-Street Parking & Loading.

- A.8. Parking is permitted in the rear yard; a single loaded aisle of parking is also permitted in the side yard in MS4.
- A.9. All loading facilities shall be located on the side or rear Facades.

Driveways & Access.

- A.10. If an alley exists, one (1) driveway per lot is permitted.
- A.11. If no alley exists, one (1) driveway per street frontage is permitted.
 - a. At least one (1) access point on corner lots shall be from the corner side property line.
- A.12. On a corner, driveway location shall be at least fifty (50) feet from the intersection of the front and corner side property line.

10. Building Type Standards: Iconic Building (continued)

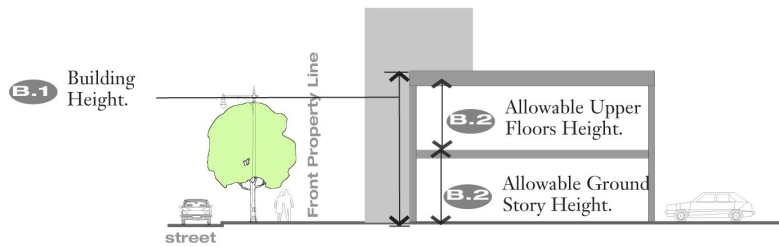


Figure 4-10.B: Height & Use Requirements.

B. Height & Use Requirements. (See Figure 4-10.B)

Building & Floor Heights. (See 4-5 Measuring Height)

- B.1. Building height shall be a minimum of one (1) story and a maximum of four (4) stories.
- B.2. Allowable floor height is as follows.
 - a. With a one (1) story building, the Ground Floor height shall be a minimum of fifteen (15) feet.
 - b. With a multi-story building, the allowable Ground Floor and upper floor heights shall be a minimum of nine (9) feet and a maximum of fifteen (15) feet.

Uses.

- B.3. Only Civic and Institutional uses are permitted in the Iconic Building Type (refer to Section 3 Uses).

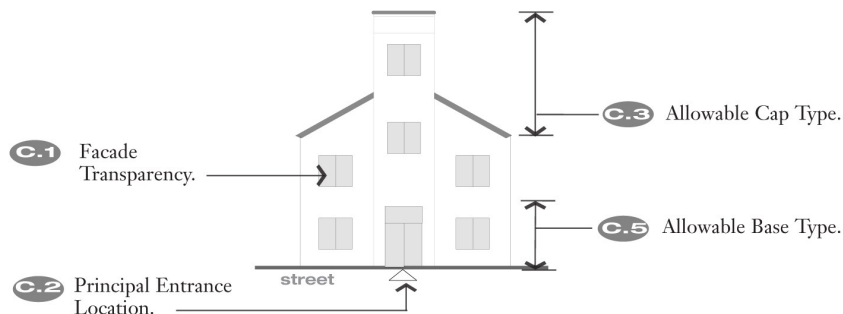


Figure 4-10.C: Facade Requirements.

C. Facade Requirements. (See Figure 4-10.C)

Transparency. (See 4-5 Measuring Transparency)

- C.1. A minimum of ten (10) percent of the front and corner side Facade shall have non-reflective windows.

Building Entrance.

- C.2. The Primary Entrance must be located on the front or corner side building Facade. Entrances at the corner of a building satisfy this requirement.

Allowable Cap & Base Types. (See 4-3 and 4-4)

- C.3. Allowable Cap Types are the parapet, pitched roof, tower, and spire.
- C.4. Allowable Base Type is stoop. Iconic Buildings are exempt from the transparency requirements associated with a stoop, refer to 4-3.

Balconies.

- C.5. Balconies are not permitted.

11. Building Type Standards: Rowhouse

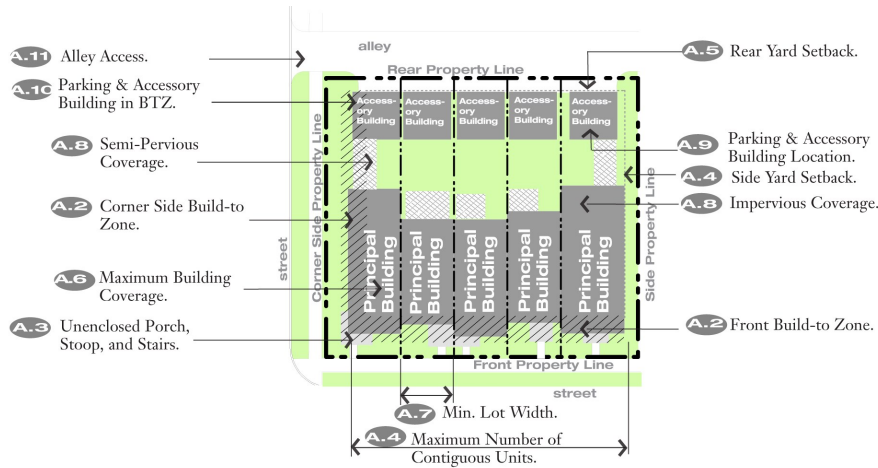


Figure 4-11.A: Building Siting.

A. Building Siting. (Refer to Figure 4-11.A)

A.1. Multiple principal buildings may be constructed on a single lot provided that all requirements in Section 4-11 are met for each building.

Street Frontage.

A.2. Front and corner side building Facades must be constructed within Build-to Zones located between five (5) and fifteen (15) feet into the site from the property lines.

A.3. Unenclosed porches, stoops, and stairs are permitted to encroach to two (2) feet from the front and corner side property lines.

Side & Rear Yard Setbacks.

A.4. Side yard setback shall be a minimum of five (5) feet.

- a. A minimum of two (2) and a maximum of five (5) contiguous principal buildings are permitted without side yard setbacks.

A.5. Rear yard setback shall be a minimum of five (5) feet.

Buildable Area.

A.6. Maximum Building Coverage shall be sixty-five (65) percent of site area.

A.7. Minimum lot width is eighteen (18) feet per unit.

A.8. Maximum Impervious Site Coverage shall be eighty (80) percent; an additional ten (10) percent of the site may be Semi-Pervious.

Parking.

A.9. Surface parking is permitted in the rear yard, behind the back Facade of the principal building.

A.10. Parking is permitted within the corner side yard Build-to Zone, but may not be located closer to the corner side property line than the principal building Facade(s).

Driveways & Access.

A.11. If no alley exists, one (1) driveway per cluster of up to five (5) units is permitted.

A.12. If an alley exists, an additional driveway is not permitted.

11. Building Type Standards: Rowhouse (continued)

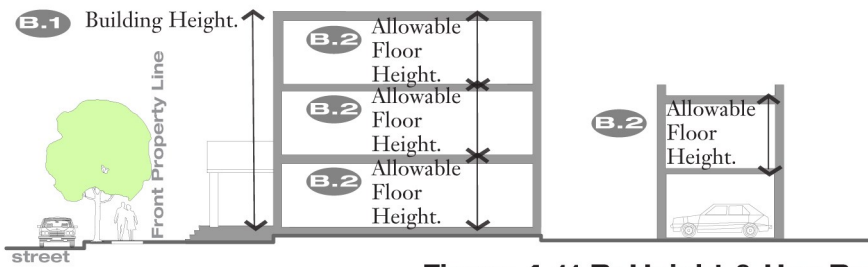


Figure 4-11.B: Height & Use Requirements.

B. Height & Use Requirements. (Refer to Figure 4-11.B)

Building & Floor Heights. (See 4-5 Measuring Height)

B.1. Principal building height shall be a minimum of one and a half (1 1/2) stories and a maximum of three (3) stories.

B.2. Allowable floor height is a minimum of eight (8) feet, maximum of fourteen (14) feet.

Uses.

B.3. Specific use information can be found in Section 3 Uses.

B.4. Parking is permitted fully below grade or internally in the rear of the building with a minimum of fifteen (15) feet, measured from the front Facades, occupied by a permitted use other than parking.

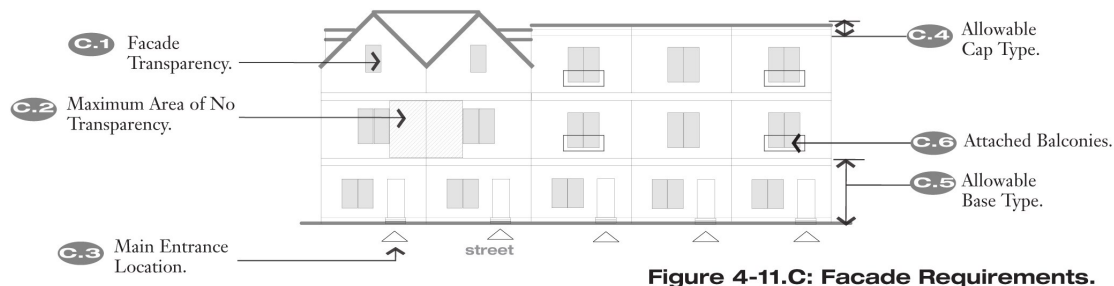


Figure 4-11.C: Facade Requirements.

C. Facade Requirements. (Refer to Figure 4-11.C)

Transparency. (See 4-5 Measuring Transparency)

C.1. A minimum of fifteen (15) percent of the front Facade shall have transparent, non-reflective windows.

C.2. On front and corner side Facades, no rectangular area greater than thirty (30) percent of the Facade per floor may be blank, without transparency.

Building Entrance.

C.3. The Primary Entrance of each unit must be on the front or corner side Facade. Entrances at the corner of a building satisfy this requirement.

Allowable Cap & Base Types. (See 4-3 and 4-4)

C.4. Allowable Cap Types are parapet and pitched roof. Towers are permitted on end units or units at Street Termini.

C.5. Allowable Base Types are stoop, porch, and enclosed porch.

Balconies.

C.6. Balconies are permitted provided that the requirements outlined in Section 4-1(E) are met.

12. Building Type Standards: Manor Multifamily

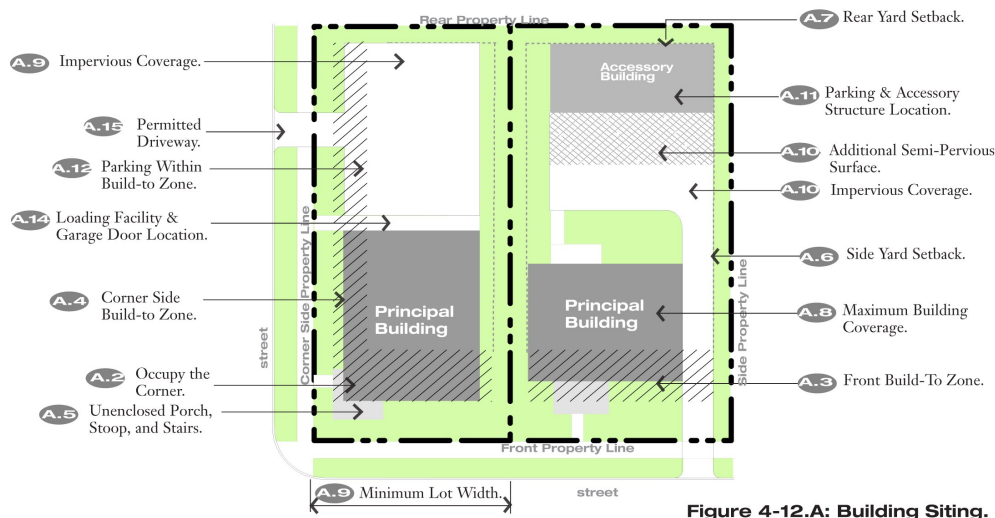


Figure 4-12.A: Building Siting.

A. Building Siting. (Refer to Figure 4-12.A)

A.1. Multiple principal buildings on a single lot are not permitted.

Street Frontage.

A.2. The intersection of the front and corner side Build-to Zones (the corner) must be occupied by a building.

A.3. Front building Facades must be constructed within a Build-to Zone located between ten (10) and twenty-five (25) feet from the Front Property Line.

A.4. Corner side building Facades must be constructed within a Build-to Zone located between five (5) and fifteen (15) feet from the corner side property line.

A.5. Unenclosed porches, stoops, and stairs are permitted to encroach to two (2) feet from the front and corner side property lines.

Side & Rear Yard Setbacks.

A.6. Side yard setback shall be a minimum of five (5) feet.

A.7. Rear yard setback shall be a minimum of five (5) feet.

Buildable Area.

A.8. Maximum Building Coverage shall be forty-five (45) percent of site area.

A.9. Minimum lot width is fifty (50) feet.

A.10. Maximum Impervious Site Coverage shall be sixty (60) percent; an additional ten (10) percent of the site may be Semi-Pervious.

Off-Street Parking & Loading.

A.11. Parking is permitted in the rear yard.

A.12. Parking is permitted within the corner side yard Build-to Zone, but may not be located closer to the corner side property line than the principal building Facade(s).

A.13. Structured parking is permitted internally and in rear.

A.14. All loading facilities and vehicular garage doors shall be located on the rear or side Facade.

Driveways & Access.

A.15. If no alley exists, one (1) driveway per lot is permitted.

A.16. If an alley exists, an additional driveway is not permitted.

12. Building Type Standards: Manor Multifamily (continued)



Figure 4-12.B: Height & Use Requirements.

B. Height & Use Requirements. (Refer to Figure 4-12.B)

Building & Floor Heights. (See 4-5 Measuring Height)

- B.1. Building height shall be a minimum of one and a half (1 1/2) stories and a maximum of three (3) stories.
- B.2. Allowable floor height is a minimum of nine (9) feet, maximum of fourteen (14) feet.

Uses.

- B.3. Specific use information can be found in Section 3 Uses.
- B.4. Parking is permitted fully below grade or internally in the rear of the building with a minimum of thirty (30) feet, measured from the front and corner side Facades, occupied by a permitted use other than parking.

12. Building Type Standards: Manor Multifamily (continued)

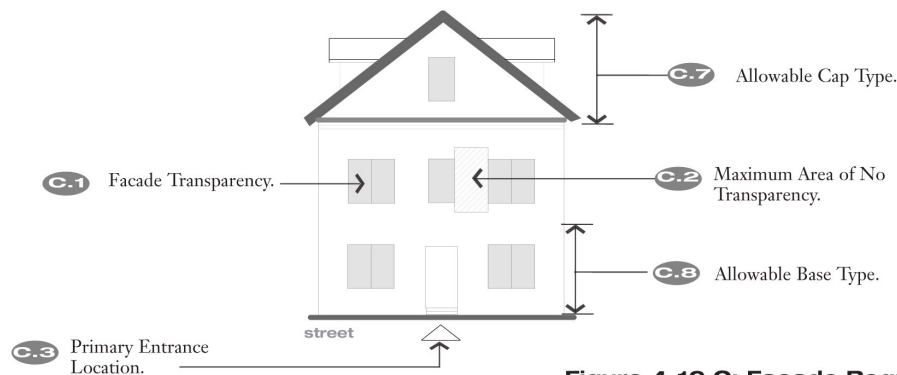


Figure 4-12.C: Facade Requirements.

C. Facade Requirements. (Refer to Figure 4.12-C)

Transparency. (See 4-5 Measuring Transparency)

- C.1. A minimum of fifteen (15) percent of the upper story front and corner side Facades shall have transparent, non-reflective windows.
- C.2. On front and corner side Facades, no rectangular area greater than thirty (30) percent of the Facade per floor may be blank, without transparency.

Building Entrance.

- C.3. The Primary Entrance shall be located on the front or corner side building Facade. Entrances at the corner of a building satisfy this requirement.
- C.4. Provide a minimum of one (1) entrance for every seventy-five (75) feet of building frontage on front and corner side Facades and those Facades facing parking lots.
- C.5. Exterior entrances to upper stories are not permitted on the front Facade.
- C.6. Exterior stairs to an upper story may not extend closer to the Front Property Line than the front Façade.

Allowable Cap & Base Types. (See 4-3 and 4-4)

- C.7. Allowable Cap Types are the parapet, pitched roof, and tower.
- C.8. Allowable Base Types are the stoop, porch, and enclosed porch.

Balconies.

- C.9. Balconies are permitted provided that the requirements outlined in Section 4-1(E) are met.

13. Building Type Standards: Manor

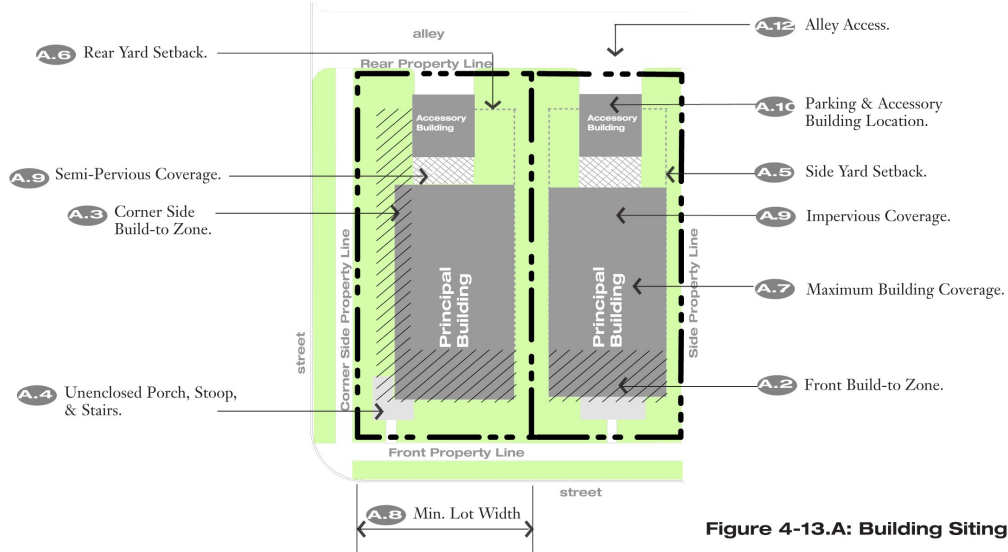


Figure 4-13.A: Building Siting.

A. Building Siting. (Refer to Figure 4-13.A)

A.1. Multiple principal buildings on a single lot are not permitted.

Street Frontage.

A.2. Front building Facades must be constructed within a Build-to Zone located between ten (10) and twenty-five (25) feet into the site from the Front Property Line.

A.3. Corner side building Facades must be constructed within a Build-to Zone located between five (5) and fifteen (15) feet into the site from the corner side property line.

A.4. Unenclosed porches, stoops, and stairs are permitted to within two (2) feet of the front and side property lines.

Side & Rear Yard Setbacks.

A.5. Side yard setback shall be a minimum of five (5) feet.

A.6. Rear yard setback shall be a minimum of ten (10) feet.

Buildable Area.

A.7. Maximum Building Coverage shall be forty-five (45) percent of site area.

A.8. Minimum lot width is forty (40) feet.

A.9. Maximum Impervious Site Coverage shall be fifty-five (55) percent; an additional ten (10) percent of the site may be Semi-Pervious.

Parking.

A.10. Parking is permitted in the rear and side yards, behind the back Facade of the principal building and is permitted within the corner side yard Build-to Zone, but may not be located closer to the corner side property line than the principal building's Facade.

Driveways & Access.

A.11. If no alley exists, one (1) driveway per lot is permitted.

A.12. If an alley exists, an additional driveway is not permitted.

13. Building Type Standards: Manor (continued)

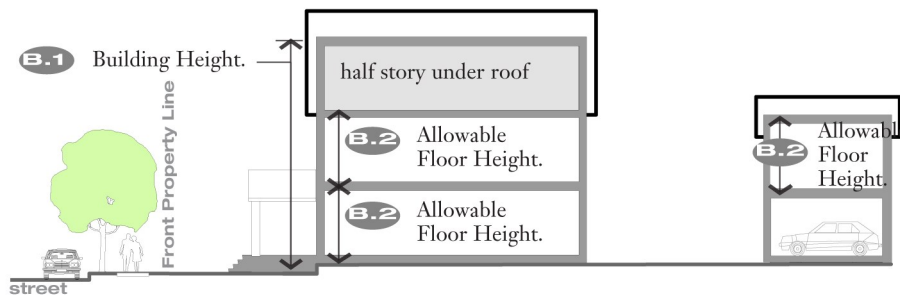


Figure 4-13.B: Height & Use Requirements.

B. Height & Use Requirements. (Refer to Figure 4-13.B)

Building & Floor Heights. (See 4-5 Measuring Height)

B.1. Principal building height shall be a minimum of one and a half (1 1/2) stories and a maximum of two and a half (2 1/2) stories.

B.2. Allowable floor height is a minimum of eight (8) feet, maximum of fourteen (14) feet.

Uses.

B.3. Specific use information can be found in Section 3 Uses.

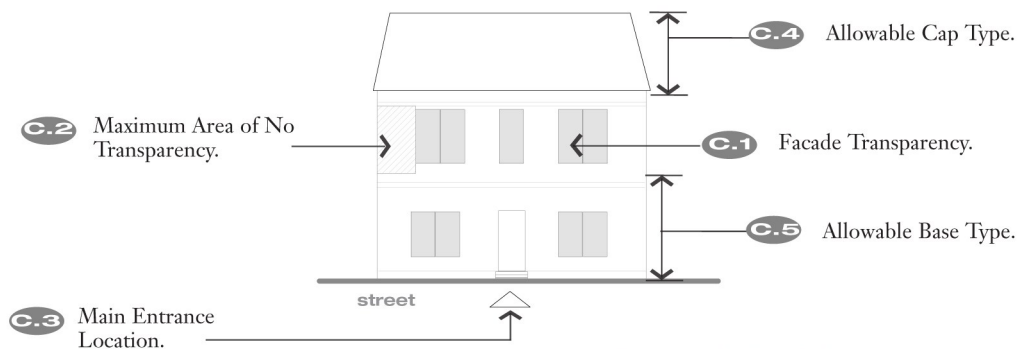


Figure 4-13.C: Facade Requirements.

C. Facade Requirements. (Refer to Figure 4-13.C)

Transparency. (See 4-5 Measuring Transparency)

C.1. A minimum of fifteen (15) percent of the Front Facade shall have transparent, non-reflective windows.

C.2. On front and corner side Facades, no rectangular area greater than thirty (30) percent of the Facade per floor may be blank, without transparency.

Building Entrance.

C.3. The Primary Entrance must be on the front, side, or corner side Facade. Entrances at the corner of the building satisfy this requirement.

Allowable Cap & Base Types. (See 4-3 and 4-4)

C.4. Allowable Cap Types are parapet, pitched roof, and tower.

C.5. Allowable Base Types are stoop, porch, and enclosed porch.

Balconies.

C.6. Balconies are permitted provided that the requirements outlined in Section 4-1(E) are met.

14. Building Type Standards: House

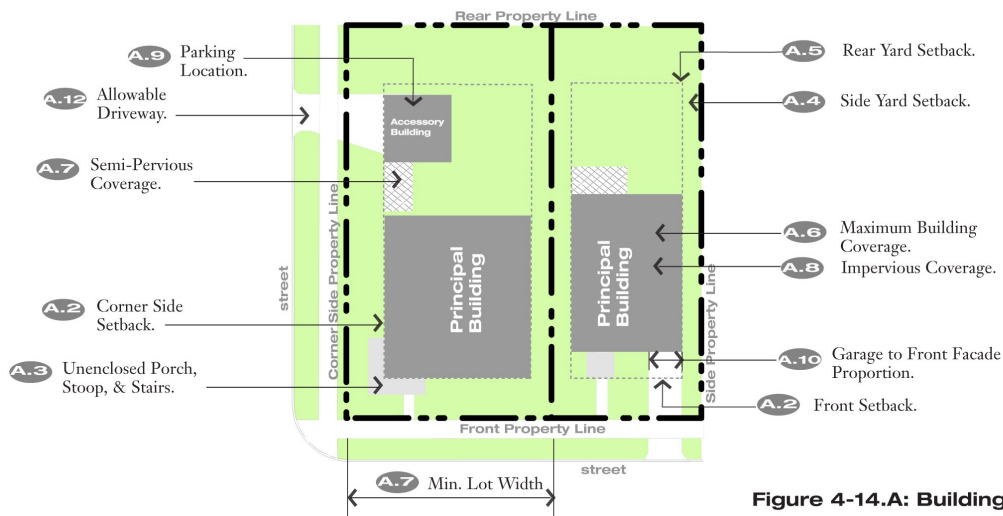


Figure 4-14.A: Building Siting.

A. Building Siting. (Refer to Figure 4-14.A)

A.1. Multiple principal buildings on a single lot are not permitted.

Street Frontage.

A.2. Front and corner side building Facades must be set back a minimum of ten (10) feet from the property lines.

A.3. Unenclosed porches, stoops, and stairs are permitted to within five (5) feet of the front and corner side property lines.

Side & Rear Yard Setbacks.

A.4. Side yard setback shall be a minimum of five (5) feet.

A.5. Rear yard setback shall be a minimum of fifteen (15) feet.

Buildable Area.

A.6. Maximum Building Coverage shall be thirty (30) percent of site area.

A.7. Minimum lot width is forty-five (45) feet.

A.8. Maximum Impervious Site Coverage shall be fifty (50) percent; an additional ten (10) percent of the site may be Semi-Pervious.

Parking.

A.9. Surface parking is permitted in the rear and side yards, behind the back Facade of the principal building.

A.10. If attached garages are located on the front Facade, the attached garage Facade shall not have a width larger than thirty (30) percent of the building's total front Facade width.

A.11. Attached garage shall not be located closer to the Front Property Line than the principal building Facade.

Driveways & Access.

A.12. If no alley exists, one (1) driveway per lot is permitted.

A.13. If an alley exists, an additional driveway is not permitted.

14. Building Type Standards: House (continued)

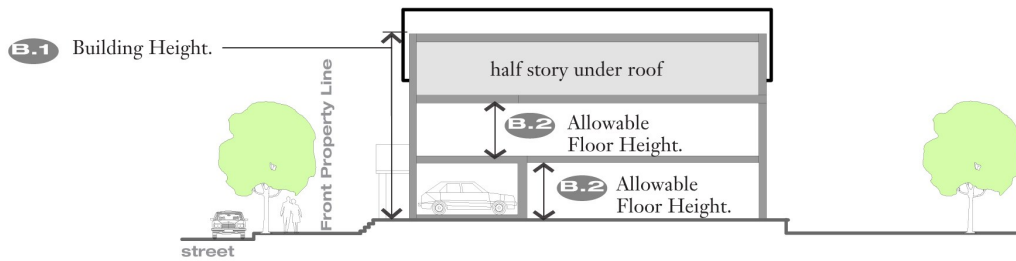


Figure 4-14.B: Height & Use Requirements.

B. Height & Use Requirements. (Refer to Figure 4-14.B)

Building & Floor Heights. (See 4-5 Measuring Height)

- B.1. Principal building height shall be a minimum of one (1) story and a maximum of two and a half (2 1/2) stories.
- B.2. Allowable floor height is a minimum of eight (8) feet, maximum of fourteen (14) feet, as measured from floor to floor.

Uses.

- B.3. Specific use information can be found in Section 3 Uses.

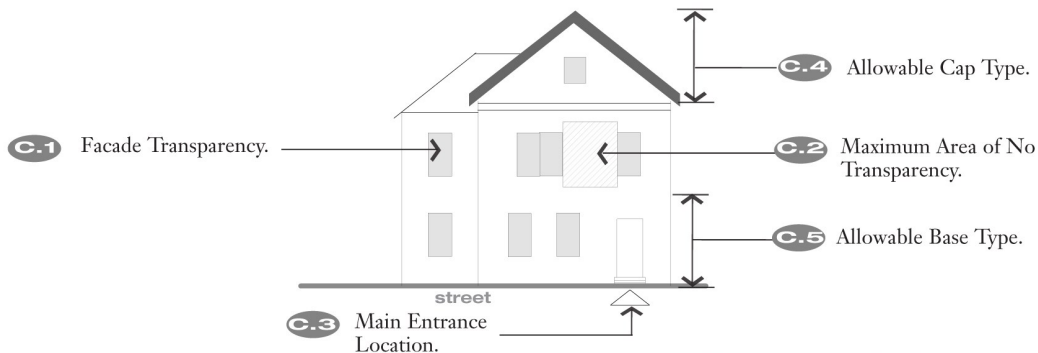


Figure 4-14.C: Facade Requirements.

C. Facade Requirements. (Refer to Figure 4-14.C)

Transparency. (See 4-5 Measuring Transparency)

- C.1. A minimum of fifteen (15) percent of the front Facade shall have transparent, non-reflective windows.
- C.2. On front and corner side Facades, no rectangular area greater than thirty (30) percent of the Facade per floor may be blank, without transparency.

Building Entrance.

- C.3. The Primary Entrance must be on the front, side, or corner side Facade. Entrances at the corner of the building satisfy this requirement.

Allowable Cap & Base Types. (See 4-3 and 4-4)

- C.4. Allowable Cap Types are pitched roof and tower.
- C.5. Allowable Base Types are stoop, porch, and enclosed porch.

Balconies.

- C.6. Balconies are permitted provided that the requirements outlined in Section 4-1(E) are met.

5. Parking & Access Standards

1. General Requirements.

Within the Main Street Corridor, off-street parking and location and width of driveways shall follow the standards outlined in this Section.

A. Applicability. This Section applies as follows within the Main Street Corridor.

1. Development of all new parking facilities and driveways.
2. Improvements to existing parking facilities and driveways, including resurfacing, fencing, curbs, walkways, or landscape installation.
3. Changes in intensity through the addition of dwelling units, gross floor area, seating capacity, or other units of measurement specified herein for parking requirements.
4. Change in Use.
5. Damage or Destruction. When a use that has been damaged or destroyed by fire, collapse, explosion, or other cause is reestablished, any associated off-street parking spaces or loading facilities must be reestablished in an amount equal to the number maintained at the time of damage or destruction or if this quantity is in excess of these standards, the minimum standards outlined in this Section must be met.

B. Parking Facility Location. The Building Type Standards (refer to Section 4) include specific standards for locating parking and loading facilities and location and quantity of driveways permitted per lot.

1. Loading Facilities. Refer to Section 15.7-3. Off-Street Loading for standards related to Loading Facilities.
2. Parking Lot and Loading Layout. Parking layout and loading shall be designed according to the following except as outlined in Section 5-2(H) Parking Facility Design:
 - a. Parcels Not Within the Parking Impact Zone. Refer to the Zoning Code, Section 15.7-2. Off-Street Parking.
 - b. Parking Impact Zone Parcels. Parcels within the Parking Impact Zone shall refer to the Zoning Code, Section 15.7-4(F). Dimension of Parking Spaces and Driving Aisles.

C. Availability of Off-Street Parking Areas. Except as permitted through a cooperative vehicular parking agreement, Required off-street parking spaces shall be available to residents, customers, employees, or guests of the principal use(s).

2. Off-Street Parking Requirements.

- A. Intent. To establish appropriate vehicular and bicycle parking standards for development along the Main Street Corridor.
- B. Required Number of Vehicular Parking Spaces. Refer to Table 5-2.A Off-Street Parking Requirements.
 - 1. Computation. Off-street parking spaces shall be calculated using the following information.
 - a. Area Measurements. The following units of measurements shall be utilized to calculate parking requirements.
 - (1) Dwelling Unit. Parking standards for residential buildings shall be computed using dwelling unit as the unit of measure.
 - (2) Gross Square Footage. Unless otherwise expressly stated, parking standards for non residential uses shall be computed on the basis of Gross Square Footage.
 - (3) Occupancy- or Capacity-Based Measurements. Parking spaces required per available seat or per employee, student, or occupant shall be based on the greatest number of persons on the largest shift, the maximum number of students enrolled, or the maximum fire-rated capacity, whichever measurement is applicable.
 - 2. Three or Fewer Spaces. When the application of the specified vehicular off-street parking provisions results in a requirement of not more than three (3) spaces on a single zoning lot, such parking spaces need not be provided for non residential uses. This exemption does not apply if multiple users are located on a single lot and their cumulative parking requirements are greater than three (3) spaces.
 - 3. Maximum Allowable Vehicle Spaces. No use shall provide greater than ten (10) percent over the minimum parking requirement without incorporating at least two (2) of the following mitigating design features. In no case shall a use provide over twenty-five (25) percent more parking spaces than the requirement.
 - a. The surface of all parking spaces in excess of ten (10) percent over the minimum parking requirement shall be a Semi-Pervious Surface.
 - b. The frontage buffer shall be increased in width by thirty (30) percent and the heavy side and rear buffer shall be used, regardless of the adjacent uses (refer to Sections 6-2 to 6-3 for more information).
 - c. The interior parking lot landscaping shall be increased by ten (10) percent over the minimum requirements (refer to 6-4 for more information).

C. Shared Vehicular Parking. An arrangement in which two (2) or more non residential uses with different peak parking demands use the same off-street parking spaces to meet their off-street parking requirements.

1. General Provisions. Municipality may permit up to one hundred (100) percent of the parking required for a daytime use to be supplied by the off-street parking spaces provided for a nighttime or Sunday use and vice versa.
2. Approval. In order to approve a shared parking arrangement, the municipality must find, based on competent evidence provided by the applicant, that there is no substantial conflict in the principal operating hours of the uses for which the sharing of parking is proposed.
3. Description of Uses with Weekday, Nighttime, and Sunday Peak Parking.
 - a. Weekday Uses. The following uses are considered predominantly weekday uses: office, retail, and industrial uses and other similar uses as authorized by the municipality.
 - b. Nighttime or Sunday Uses. The following uses are typically considered predominantly nighttime or Sunday uses: entertainment uses, eating and drinking establishments, religious assembly uses, auditoriums, and other similar uses with peak activity at night or on Sundays, as authorized by the municipality.

D. Cooperative Vehicular Parking. An arrangement in which two (2) or more categories of uses provide their required off-street parking in the same parking lot, thereby reducing the number of individual parking lots and the number of curb cuts used to serve the parking lots.

1. General Provisions. Cooperative parking is permitted with the following:
 - a. Up to a twenty (20) percent reduction may be approved when four (4) use categories are involved.
 - b. Up to a fifteen (15) reduction may be approved when three (3) use categories are involved.
 - c. Up to a ten (10) percent reduction may be approved when two (2) use categories are involved.
2. Approval. Municipality must approve the cooperative agreement if any of the uses are not located in the same building or on the same lot.
3. Location of Cooperative Parking. Cooperative parking must be less than or equal to five hundred (500) feet from the entrance of the use to the closest parking space within the cooperative parking lot, as measured along a dedicated pedestrian path.
4. Required Agreement. An agreement providing for cooperative use of an off-site parking lot, executed by the parties involved, shall be in a form approved by and filed with the relevant municipality.
 - a. Cooperative parking arrangements shall continue in effect only as long as the agreement remains in force.
 - b. If the agreement is no longer in force, then parking must be provided as otherwise required in this Section.

- E. Vehicular Parking Credits. The vehicular parking standards in Table 5-2.A for non residential uses may be reduced by achieving parking in one (1) or all of the following credits.
 - 1. On-Street Parking Credit. Designated on-street parking within seven hundred and fifty (750) feet of any lot line may be credited against the parking requirement at a rate of one (1) credit for every two (2) on-street parking spaces within seven hundred and fifty (750) feet.
 - 2. Public Parking Credit. Public parking within five hundred (500) feet of any lot line may be credited against the parking requirement at a rate of one (1) credit for every three (3) public parking spaces within five hundred (500) feet.
- F. Required Number of Bicycle Parking Spaces. Bicycle parking (refer to Table 5-2.B Required Bicycle Parking for quantity required) shall be designed and located as follows.
 - 1. Dimensions. Required bicycle parking spaces shall have minimum dimensions of two (2) feet in width and six (6) feet in length.
 - 2. Location. Bicycle parking shall be located as follows:
 - a. Indoor or outdoor spaces are permitted, provided they are located on the lot with which they are associated.
 - b. Spaces located within individual dwelling units may not be counted toward non-residential bicycle parking requirements.
 - 3. Maintenance and Lighting. Areas used for required bicycle parking must be well-lit with acceptable drainage to be reasonably free of mud and standing water.
- G. Parking Facility Design. In addition to any standards required by the Town, the following are required for all off-street parking facilities.
 - 1. Landscape Screening. All parking areas shall meet the requirements outlined in Section 6 Landscape Standards.
 - 2. Pavement Materials. Open air parking lots shall be constructed with at least one of the following materials.
 - a. Paving materials with a Solar Reflectance Index (SRI) of at least twenty-nine (29).
 - b. Semi-pervious pavement.
 - c. Comprised of at least fifteen (15) percent recycled content.
 - 3. Curbs. A variety of curb types may be utilized for off-street parking facilities, including ribbon, mountable, and slotted curbs.
 - a. If curbs are not utilized, wheel stops are required along parking spaces adjacent to landscape areas and pedestrian paths.

3. Access Requirements.

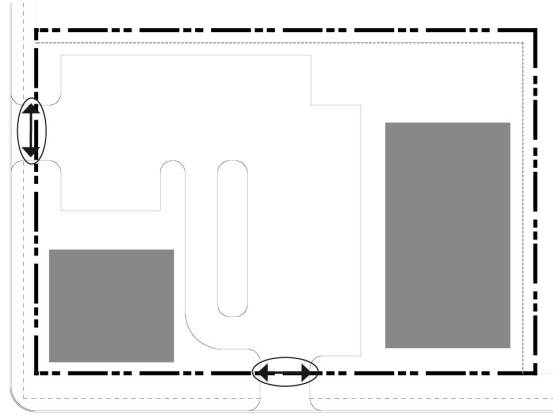


Figure 5-3.A. Driveway Width Measurement.

- A. Intent. To provide appropriate vehicular access to development in the Main Street Corridor while minimizing its impact on pedestrian circulation and overall aesthetics of the Corridor.
- B. Applicability. The following standards apply to all development along the Main Street Corridor.
- C. Driveway Quantity and Placement. Each Building Type includes details on the quantity and placement of driveways on a lot (refer to Sections 4-6 through 4-14). It is understood that the Illinois Department of Transportation will have final approval on all new access points onto Business 51, which includes both sides of the couplet.
- D. Driveway Dimension and Design. Driveway width is measured at the property line, as illustrated in Figure 5-3.A.
 - 1. Width. All driveways shall have a maximum width of twenty-two (22) feet, with the following exceptions:
 - a. MS1, MS2, MS3, & MS6 Districts. Maximum driveway width is fifteen (15) feet.
 - b. MS7 & MS8 Districts. Residential Building Types shall have a maximum driveway width of twelve (12) feet.
 - c. One-Way Driveways. Maximum width for one-way driveways is eleven (11) feet.
 - 2. Shared Access. When possible, adjacent developments should share points of access to minimize the number of access points. Shared access provisions must be set forth in a declaration or easement in a form approved by the Town.
 - 3. Landscape Center. Driveways for the Manor Multifamily, Manor, and House Building Types may incorporate a center landscape or Semi-Pervious strip to decrease a site's Impervious Coverage.

Table 5-2.A. Off Street Parking Requirements

	Use	Required Vehicular Parking
Residential	Single Family/Single Family Attached/Two-Family	1/dwelling unit
	Multifamily	
	1 Bedroom/Studio/Efficiency	1.25/dwelling unit
	2 Bedroom	1.5/dwelling unit
	3 Bedroom	1.75/dwelling unit
	Accessory Family	1/dwelling unit
	Certified Student Housing/Sorority/Fraternity	1/2 occupants
Lodging & Housing	Bed and Breakfast	1.25/room
	Hospice	.25/bed + 1/employee
	Hotel/Motel	1/room + secondary uses at 80% of each use's requirement
	Independent Living	1/bed + 1/employee at largest shift
	Assisted Living/Nursing Home	.5/bed + 1/employee at largest shift
Civic/Institutional	Assembly	.33/seat
	Hospital	3/bed + 1/250 sq.ft. of separate outpatient/office spaces + 1/company vehicle
	Library/Museum	1/400 sq.ft.
	Park	Per City/Town regulations
	Police and Fire	.5/employee + 1/company vehicle
	Post Office	1/300 sq.ft. + 1/company vehicle
	School: Pre K to Jr High	1.25/employee
	School: High School	1.25/2 employees + 1/3 students in 11th & 12th grade
	School: Higher Education	.25/student + .5/employee
Retail	Neighborhood, General, & Large-Scale Retail	1/300 sq.ft.
	Outdoor Sales Lot	1/250 sq.ft. of sales area
Service	Neighborhood Personal General, & Regional Services	1/300 sq.ft.
	Eating and Drinking Establishment	.60/seat
	Arena	.25/seat
	Day Care Center	1.35/employee
	Entertainment Uses (theatre, bowling alley, etc)	.33/seat or bldg occupancy, whichever is less
	Funeral Home	1/2 employees and .25/seat or bldg occupancy, whichever is less
	Personal/Household Storage Center	.33/storage unit + 1/employee at largest shift
Office	Vehicular Service	1/300 sq.ft.
	Neighborhood & General Office	1/300 sq.ft.
Infra-structure	Parking Lot	N/A
	Utility and Infrastructure	1/employee at largest shift or 2 spaces if not on-site employees
	Telecommunication Antenna Facility	Per City/Town regulations

Use	Required Bicycle Parking
Multiple Family	1/2 Vehicular Spaces (for buildings with 8+ units only)
Civic/Institutional	1/10 Vehicular Spaces, min. of 4
Retail	1/10 Vehicular Spaces
Service	1/10 Vehicular Spaces
Office	1/10 Vehicular Spaces
Parks & Playgrounds	1/1000 sq.ft. of Land

Table 5-2.B. Required Bicycle Parking.

6. Landscape Standards

1. General Requirements.

Within the Main Street Corridor, the following standards apply to landscaping vehicular areas, storage and refuse areas, and utility appurtenances, as well as landscape buffers between different Building Types.

A. Applicability. This Section applies as follows within the Main Street Corridor.

1. All new development.
2. Existing development when:
 - a. Any improvements to existing parking lots, loading facilities, and driveways occur, including resurfacing, fencing, curbs, walkways, and landscaping.
 - b. Alteration to an existing principal or accessory structure that results in a change of fifteen (15) percent or more in the structure's gross floor area.
 - c. A change in use or the intensity of a use on a lot, such as increasing seating.
3. Exceptions. Exceptions to the application of this Section are as follows:
 - a. Buffers. Landscape buffers are required according to the provisions in this Section with the following exceptions.
 - (1) Shared Driveways. Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.
 - (2) Points of Access. Buffering is not required at driveways or other points of access to a lot.
 - b. Temporary Uses. These provisions do not apply to temporary uses, unless determined otherwise by the Town Zoning Code Administrator.
 - c. Emergencies. In case of emergencies, such as hurricanes, tornadoes, windstorms, and floods, these regulations may be waived by the Town Zoning Code Administrator.

- B. Planting Sizes and Specifications. All plantings shall follow the Zoning Code, Section 15.14-7(E)(3) Planting Sizes and Specifications.
- C. Existing Vegetation in Buffer Area. Buffer requirements may be reduced through crediting existing vegetation that is reasonably equivalent in its screening characteristics, as

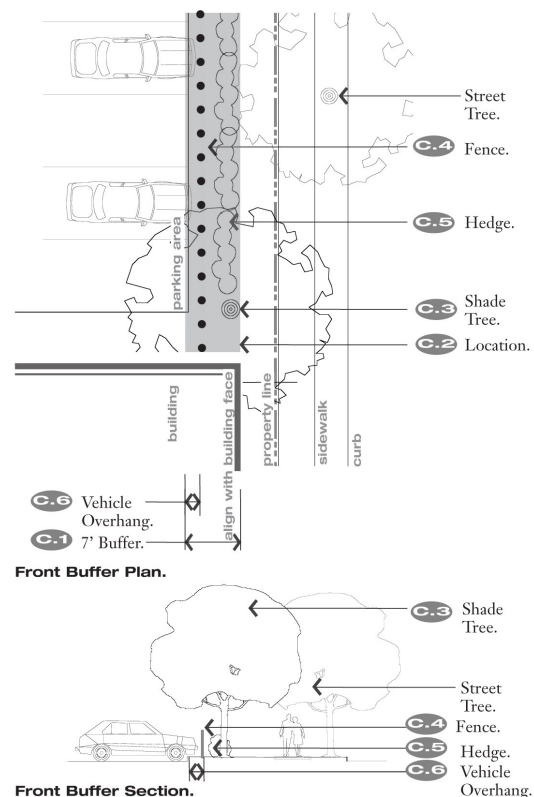


Figure 6-2.A. Frontage Buffer Plan and Section.

2. Frontage Buffer.

- A. Intent. To lessen the visual impact of vehicular areas visible from the street.
- B. Applicability. These requirements apply to all lots within the Main Street Corridor (refer to Figure 2-2.A Regulating Plan) where a vehicular area is located adjacent to a vehicular right-of-way, on all street frontages, with the following exceptions.
 - 1. Vehicular areas along alleys.
 - 2. Single family residences.
 - 3. Existing vegetation in buffer area.
- C. Requirements. Typical frontage buffer requirements are illustrated in Figure 6-2.A Frontage Buffer.
 - 1. Depth. The landscape buffer shall consist of an area seven (7) feet in depth. The buffer width may be increased if the area is also serving to handle the site's stormwater runoff.
 - 2. Location. The buffer shall be located between the street facing property line(s) and the parking area with the following exception:
 - a. In front, corner side, and rear yards (on a through lot), when the parking area is located adjacent to any building, the buffer must be located so that it aligns with the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.
 - 3. Shade Trees. A medium or large shade tree must be planted a minimum of every thirty-five (35) feet within the seven (7) feet of required landscape buffer, located on the street side of the fence.
 - a. The spacing of these trees should alternate with street trees so that the final effect is a staggered tree line.
 - b. All trees planted in the Frontage Buffer shall be large or medium shade trees (refer to Town Tree Planting List).
 - 4. Fence. A fence between three (3) and four (4) feet in height, made of metal or PVC, is required and shall be located two (2) feet from the back of curb of the vehicular area.
 - a. No other fence material is permitted.
 - b. Fence colors are limited to black, gray, or dark green.
 - c. Fence opacity must be between thirty (30) and sixty (60) percent.
 - d. A gate opening is permitted every one hundred (100) feet.
 - 5. Hedge. A continuous hedge is required on the street side of the fence, located between required trees and in front of vehicular areas. The hedge must consist of individual shrubs with a minimum width of twenty-four (24) inches, spaced no more than thirty-six (36) inches on center.
 - 6. Vehicle Overhang. The front or rear bumper overhang of vehicles parked within the vehicular area may encroach into the buffer up to two (2) feet.
 - 7. Access. This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

3. Side and Rear Landscape Buffers

- A. Intent. To minimize the impact that a more intense use may have on a neighboring use and to provide a transition between Building Types.
- B. Applicability. These requirements apply to all directly adjoining properties as detailed in Table 6-3.A.

1. Parcels Outside Corridor Boundaries.

- a. Commercial, Cottage Commercial, Corridor, and Iconic Building Types located adjacent to residentially-zoned parcels that are outside Corridor boundaries (including parcels zoned R-1A, R-1B, R-2, R-3A, and R-3B) shall be required to install a light landscape screen as outlined in 6-3(E).
- b. Auto-Oriented Building Types located adjacent to residentially-zoned parcels that are outside Corridor boundaries (including parcels zoned R-1A, R-1B, R-2, R-3A, and R-3B) shall be required to install a heavy landscape screen as outlined in 6-3(D).

C. General Requirements. The following apply to all Side and Rear Buffers.

1. Buffer Depth. Depth for all Building Types is five (5) feet, except for the Auto-Oriented Building, which shall have a buffer depth of ten (10) feet.
2. Location. Locate buffers on the more intensively zoned Lot.

- a. Buffer is measured from the Side and Rear Property Lines.
- b. The five (5) foot required landscape screen (see 6-3(C)(3)) shall be located directly adjacent to the Rear or Side Property Line, regardless of the width of the buffer.

3. Required Landscape Screen. A five (5) foot landscape screen shall be installed and completed per the heavy or light landscape screening requirements (refer to Table 6-3.A).

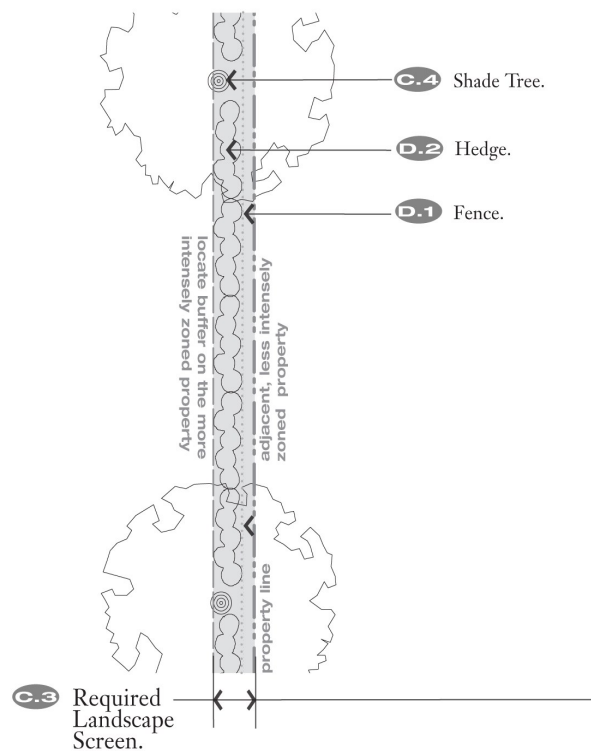
4. Shade Tree. A medium or large shade tree shall be installed at a minimum rate of one (1) per every forty (40) feet.

Building Types		Screening Intensity
Buffer Required Between ...	and ...	
Corridor	House, Manor, Manor Multifamily, and Rowhouse	Light
Commercial, Cottage Commercial, Iconic	House, Manor, Manor Multifamily, Rowhouse, Corridor	Light
Commercial, Cottage Commercial, Corridor, Iconic	Adjacent residential districts outside Corridor boundaries (R-1A, R-1B, R-2, R-3A, R-3B)	Light
Auto-Oriented	Corridor	Light
Auto-Oriented	Adjacent residential districts outside Corridor boundaries (R-1A, R-1B, R-2, R-3A, R-3B)	Heavy
Auto-Oriented	House, Manor, Manor Multifamily, Rowhouse	Heavy

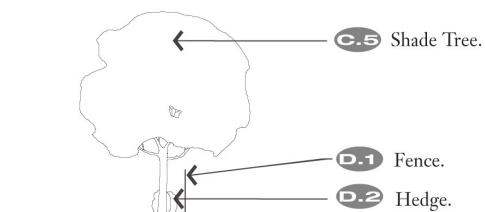
Table 6-3.A. Required Installation of Side and Rear Buffer.

D. Heavy Landscape Screening Requirement. Refer to Figure 6-3.A.

1. Hedge. A continuous hedge is required, located between required trees, when an opaque fence is not utilized.
 - a. Hedge must consist of a row of individual shrubs with a minimum width of twenty-four (24) inches spaced no more than thirty-six (36) inches on center, and shall have a mature height within one (1) year of twenty-four (24) inches.
 - b. A minimum of thirty (30) shrubs per every one hundred (100) feet of affected Property Line is required.
2. Fence. One of the following shall be installed.
 - a. A fence that is between four (4) and six (6) feet in height, made of steel or PVC, shall be installed.
 - (1) No other fence material is permitted.
 - (2) Fence colors are limited to black, grey, or dark green.
 - (3) Fence opacity must be between thirty (30) and sixty (60) percent.
 - (4) Requires installation of hedge.
 - b. An opaque fence of six (6) feet in height shall be installed.
 - (1) Does not require the installation of hedge.



Heavy Landscape Screen Plan.

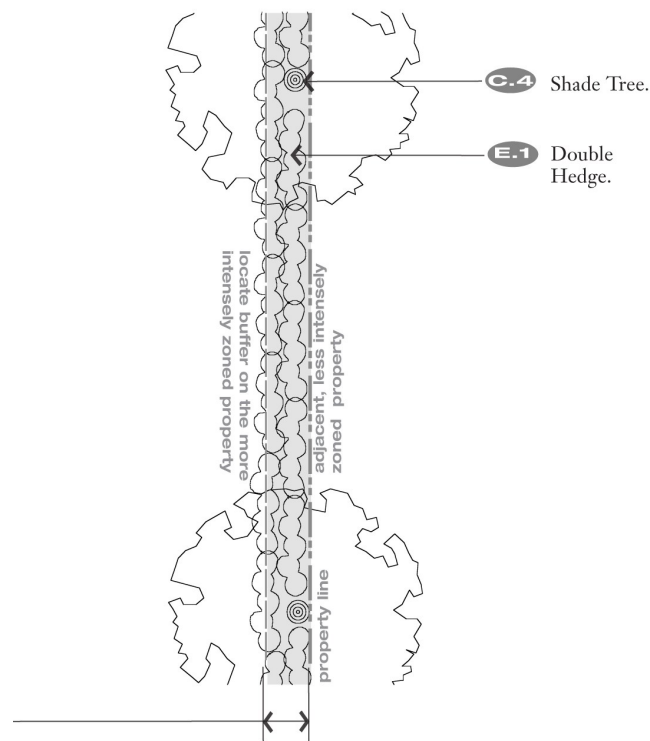


Heavy Landscape Screen Section.

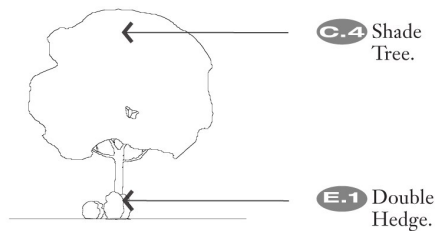
Figure 6-3.A. Heavy Landscape Screening Requirements.

E. Light Landscape Screening Requirement. The standards specific to the light screening requirement are illustrated in Figure 6-3.B.

1. Hedge. A continuous double row of shrubs is required, located between required trees.
 - a. Hedge must consist of a double row of individual shrubs with a minimum width of twenty-four (24) inches spaced no more than thirty-six (36) inches on center, mature height in one (1) year at twenty-four (24) inches.
 - b. A minimum of fifteen (15) shrubs per every one hundred (100) feet of Property Line is required.



Light Landscape Screen Plan.



Light Landscape Screen Section.

Figure 6-3.B. Light Landscape Screening Requirements.

4. Interior Parking Lot Landscaping.

- A. Intent. To provide shade, minimize paving and associated stormwater runoff, and improve the aesthetic look of parking lots. These requirements are illustrated in Figure 6-4.A.
- B. Applicability. Interior parking lot landscaping is required for all open-air, off-street parking lots with four (4) or more spaces.
 - 1. Parking Lot Interior. The parking lot interior is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement.
 - 2. Reduction of Requirement. Landscape requirements may be reduced by including existing vegetation as a credit.
- C. Island and Median Requirements. Parking lot landscape islands and medians shall be installed as follows.
 - 1. Island and Median Width. Minimum width is five (7) feet.
 - 2. Location.
 - a. Terminal Ends of Free Standing Rows. Landscape islands are required at the terminal ends of any free-standing rows or bays of parking. Free-standing rows or bays of parking are those that are not abutting the parking lot perimeter or structure, and can have a single or double row of parking.
 - b. Every Ninth Space. A landscape island shall be provided every ninth (9th) parking space for rows of parking that are more than eight (8) spaces in length. There shall be no more than eight (8) continuous parking spaces in a row without a landscape island.
 - c. Median. A landscape median is required in each free-standing bay of parking along the length of the bay of parking.
 - 3. Trees Within Islands.
 - a. Shade Tree. Each landscape island must have at least one (1) medium or large shade tree planted within it.
 - b. Islands and Medians Less Than Nine (9) Feet in Width. When a landscape island is less than nine (9) feet in width, the following are required within the estimated Critical Root Zone of the tree at maturity.
 - (1) Structural soil shall be utilized under any paved surface.
 - (2) Install an aeration system and utilize permeable pavement.
 - c. Islands and Medians Between Nine (9) and Fifteen (15) Feet in Width. Structural soil shall be utilized under any paved surface.
 - 4. Stormwater. Islands may be designed to handle stormwater runoff.

D. Tree Requirements. Trees shall be planted as follows.

1. **Tree Requirements per Parking Space.**
 - a. Each parking space must be entirely located within fifty (50) feet of a tree planted within the parking lot interior or within four (4) feet of the parking lot's edge.
 - b. A minimum of one (1) medium or large shade tree must be planted within the parking lot interior or within four (4) feet of the parking lots' edge for every three (3) parking spaces.
 - c. Trees within a designated buffer area may not be utilized to meet the above criteria.
2. **Shade Requirements.** Within twenty (20) years of tree installation, thirty (30) percent of the interior of the parking lot must be shaded by the trees' canopy. (Table 6-4.A)
 - a. Trees and landscaping located outside of the parking lot interior, including in the side and rear buffer, or in the frontage buffer may not be applied to this requirement.

E. Other Potential Landscape Areas. Internal areas not dedicated to parking or drives shall be landscaped.

1. One (1) medium or large shade tree is required in such spaces for the first one-hundred fifty (150) square feet.
2. Plus one (1) medium or large shade tree per each additional six-hundred fifty (650) square feet.

Table 6-4.A. Estimated Canopy & Height at Maturity.

Tree Size	Estimated Tree Canopy Cover at Maturity (sq. ft)	Estimated Height at Maturity (ft)
Large	1800	40+
Medium	900	25-40
Small	400	15-25
Very Small	150	under 15

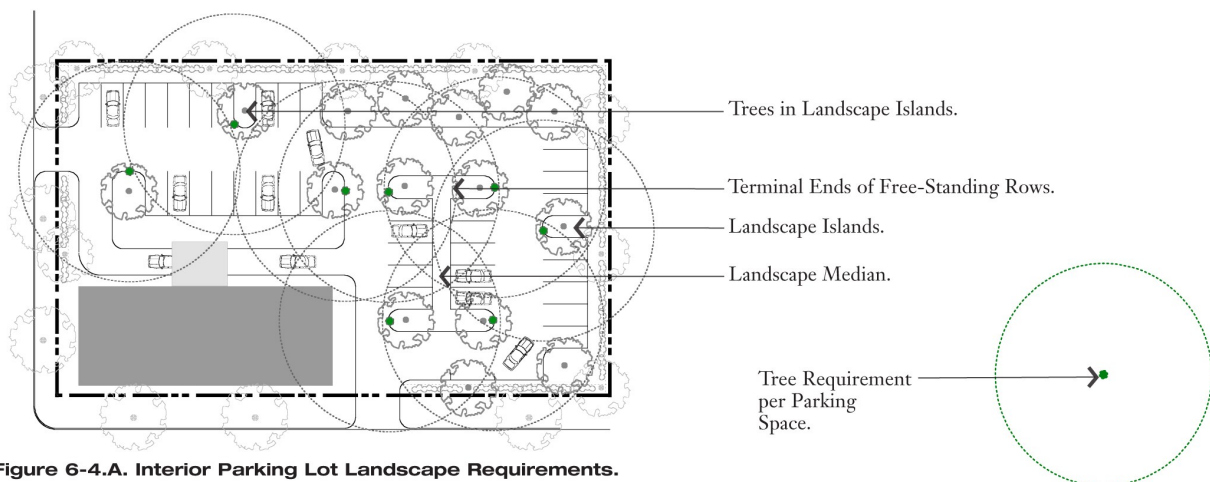


Figure 6-4.A. Interior Parking Lot Landscape Requirements.

5. Screening Open Storage, Refuse Areas, and Utility Appurtenances.

- A. Intent. To reduce the visibility of open storage, refuse areas, and utility appurtenances from public areas and adjacent properties.
- B. Applicability. All dumpsters, open storage, refuse areas, and utility appurtenances located along the Main Street Corridor.
- C. Open Storage and Refuse Area Screening Requirements. Typical open storage or refuse screening is illustrated in Figure 6-5.A.

- 1. Opaque Screen Wall. An opaque screen wall (vertical structured barrier to visibility at all times such as a fence or wall) is required around three (3) sides of the dumpster and trash bin area.

- 2. Screen Wall Height. The height of the screen wall shall be the higher of the following.

- a. The height of the use to be screened.
- b. Six (6) feet.
- c. A height sufficient in the judgment of the municipality to accomplish the objective of the screen.

- 3. Location. Open storage and refuse areas are not permitted in the front or corner side yards.

- 4. Location within Parking Lot. If refuse area is located within a larger paved area, such as a Parking Lot, landscape islands must be located on three (3) sides of the area.

- a. One (1) medium or large shade tree must be located in at least one (1) of these landscape areas.
- b. This tree, if located within fifty (50) feet of a parking space may be utilized to meet the minimum shade requirements.

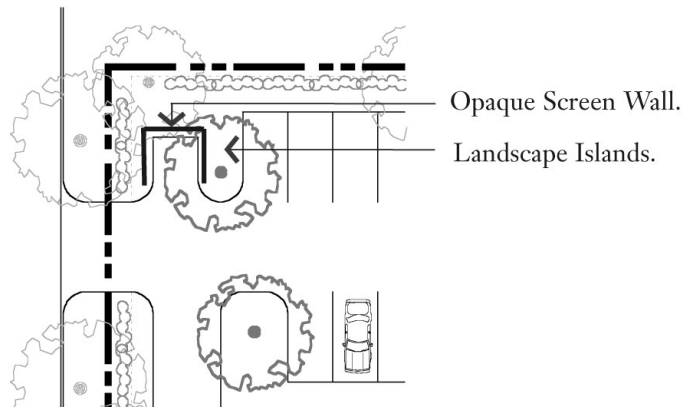


Figure 6-5.A. Screening of Open Storage or Refuse Areas.

D. Utility Appurtenance Screening Requirements.

- 1. Large Private Mechanical Equipment. Private mechanical equipment visible from the right-of-way, which is equal to or greater than four (4) feet in height, and is equal to or greater than six (6) feet in any one direction, shall be fenced with opaque wood or brick-faced masonry on all sides facing the right-of-way.
- 2. Small Private Mechanical Equipment. Private mechanical equipment smaller than four (4) feet in height shall have landscape screening and a shrub bed containing shrubs spaced no more than thirty-six (36) inches on center.